

ASCOMBE GARTH, GREENSCOE, ASKAM-IN-FURNESS, CUMBRIA, LA16 7HE

EXTERNALLY

Ascombe Garth is a stunning location overlooking the coastline with uninterrupted panoramic views across the water to include Combe View and the Duddon Estuary. The property is approached via a driveway with access to the integral garage. There are patio seating areas to the rear of the property enjoying spectacular scenery and perfect for alfresco dining. There is a further lawn and hard standing.

**Agents Note** - Supplied services and appliances have not been tested by the agent. Prospective purchasers are advised to make their own enquiries.

- TENURE: Freehold
- COUNCIL TAX: Band E
- LOCAL AUTHORITY: Barrow Borough Council
- SERVICES: Mains drainage, oil fired central heating and electricity

Viewing strictly through J H Homes.



**Estate Agency Act 1979**  
These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of JH Homes has the authority to make any representation or warranty in relation to the property. All electrical appliances mentioned, power points or heating systems have not been tested by this office and therefore cannot be guaranteed to be in working order. All measurements are approximate in these details.



Extended Three Bedroom Detached Bungalow  
Panoramic Views  
FOR SALE £525,000



ASCOMBE GARTH, GREENSCOE, ASKAM-IN-FURNESS, CUMBRIA, LA16 7HE

We are delighted to offer for sale this deceptively spacious, extended, three double-bedroomed, detached bungalow in an elevated semi-rural position enjoying spectacular panoramic views towards the Duddon Estuary and Lakeland Fells. A rare opportunity to purchase a unique property which offers a porch and entrance hall, leading to an impressive open-plan dining room which flows seamlessly through to the adjoining good-sized lounge containing full-length feature windows providing an abundance of natural light and uninterrupted, breath-taking views. Next to the dining area is a home office and a substantial kitchen fitted with an Aga and a comprehensive range of wall and base units. The accommodation is completed by a conservatory, master bedroom with en-suite, two further bedrooms and a family bathroom, together with a utility to the rear of the spacious garage. Gardens designed with lawn and patio seating areas provide an amazing vantage point for entertaining or alfresco dining. Offered for sale with the benefit of vacant possession and no upper chain. Please click on the link to view our virtual tour.

For more information call **01229 314049 or 445004**

2 New Market Street  
Ulverston  
Cumbria  
LA12 7LN

EPC Rating: D

## ACCOMMODATION

The property is approached via a uPVC door with side panel opening into an entrance vestibule with wall light. Further uPVC double doors open directly into the entrance hall.

## ENTRANCE HALL

**10' 9" x 7' 10" (3.30m x 2.41m)**

Having exposed flooring, neutral décor to the walls, central heating radiator, overhead light and power points. Internal doors provide access to the open plan Lounge, dining room, bedrooms and bathroom.

## OPEN PLAN DINING ROOM/LOUNGE

**23' 11" x 12' 10" (7.30m x 3.93m) 17' 5" x 11' 9" (5.33m x 3.60m)**

Access from the hall to the left leads through to the spacious dining room and living room. This naturally light room with feature windows has been designed to take advantage of the views. The open vaulted room provides inset lighting, central heating radiators, wood burning stove inset into the recess, power points and truly is a lovely bright and airy space.



## OFFICE

**4' 11" x 6' 9" (1.52m x 2.07m)**

This cosy room is ideal as a home office. Within the room there are neutrally decorated walls, power points, uPVC double glazed window along with a stable door.

## KITCHEN

**16' 4" x 15' 1" (5.00m x 4.60m)**

A generously sized kitchen with a comprehensive range of wall and base units with work surfaces over. An Aga provides a great focal point, perfect for social gatherings. In addition to the Aga are an electric oven and hob, integrated fridge freezer and dishwasher, and a Belfast sink with granite worktop. Inset lighting to the ceiling. Dual windows to the front and rear elevations take full advantage of the uninterrupted views. A large Sliding door opens into the conservatory.



## CONSERVATORY

**6' 8" x 15' 1" (2.05m x 4.60m)**

The conservatory has been added to the side of the property to create additional living space. The room is one of many that takes advantage of the fantastic open views. There are power points, lighting and wall mounted radiators along with two uPVC doors.

From the entrance hall access to the three bedrooms and bathroom.

## MASTER BEDROOM

**22' 11" x 13' 5" (7.00m x 4.11m)**

This excellent proportioned room has the benefit of four uPVC double glazed windows creating natural light flowing through. The room provides neutral décor to the walls with contrasting carpet, excellent wardrobe space, inset lighting, radiator, power points and access to an en-suite bathroom.



## EN-SUITE

**7' 8" x 3' 10" (2.34m x 1.19m)**

Comprises a three piece suite in white which includes a pedestal wash hand basin, WC, and separate shower enclosure. The en-suite has wall tiling to midway height. There is overhead inset lighting and full tiling to the shower area.



## BATHROOM

**7' 8" x 7' 1" (2.34m x 2.18m)**

Fitted with a three piece suite in white comprising a bath with a fixed shower over and side screen, WC and pedestal wash hand basin. There is full height tiling to the bath area with remainder of the bathroom to midway height and tiled floor. The bathroom also contains a heated towel rail.



## BEDROOM TWO

**11' 7" x 14' 11" (3.54m x 4.57m)**

A second double bedroom with double glazed window to the front elevation with central heating radiator sat beneath. The room has neutral decor and contrasting carpet while finished with overhead light and power points.



## BEDROOM THREE

**11' 9" x 14' 11" (3.60m x 4.57m)**

A uPVC double glazed window provides plenty of natural daylight. Approached via a doorway from the central hallway the spacious room provides a loft hatch, radiator, power points and over head light.

