



Malt Kiln Edder | Ulverston | | LA12 0RJ

- Detached Extended True Bungalow
- Sought After Coastal Location
- Porch, Long, Wide, Hallway, Lounge
- Fully Fitted Kitchen With Appliances And Dining Area

- Utility Room/Work Room And Cloaks With WC
- 3 Double Bedrooms, Oil CH & DG
- Bathroom With Walk In Shower And 3 Piece Suite

Offers In Region Of £499,950

- Double Garage And Workshop
- Extensive Gardens To Front/Side/Rear
- Council Tax Band E



Property Description

A stunning detached bungalow in the quiet coastal village of Newbiggin, found along the A5087, between Ulverston and Barrow in Furness. The extensive property is on a cul-de-sac location has substantial gardens with high hedges and trees that provide privacy.

The property has been extended with the original single garage being converted to a lobby and utility room and a large garage workshop joined to the rear. The property provides excellent living accommodation with the large windows throughout giving the interior a real brightness. The accommodation consists of entrance porch/cloakroom leading to a long wide central corridor. On one side are three large bedrooms and on the other, a large lounge with wood burner and the large kitchen/diner. The kitchen is fully fitted with oak effect worktops and a central island. The large bathroom has a rainwater walk-in shower, as well as the three-piece suite. The rear lobby/cloakroom has toilet and leads into a large utility/work room.

The extensive garage workshop is accessed through the rear lobby. The property benefits from oil fired central heating, double glazing and solar panels. There is of road parking for several cars. The driveway gives access to the large double garage/workshop.

Viewing is highly recommended to appreciate the size, standard and features of this unique detached true bungalow. Ready to move into and is being sold with vacant possession.

SERVICES

Electricity, water, telephone, drainage. A BT fibre node is situated metres away

LOCATION

The property is located in the quiet small village of Newbiggin situated on the edge of Morecambe Bay, between Ulverston and Barrow in Furness and Ulverston.

<https://what3words.com/breathing.womanly.defected>

FRONTAGE

There are large private lawns to the side and front with a smaller lawn to the rear. Access is either by a single pedestrian gate or double gates to the driveway from Malt Kiln Road. There are mature trees and shrubs throughout the garden and several fruit trees.

PORCH

Spacious porch with double glazed frosted window and plenty of hanging space for coats and space for shoes.

ENTRANCE HALL

Spacious hallway with plenty of storage, access to the loft, coved ceiling and doors to

LOUNGE

24' 0" x 15' 1" (7.33m x 4.62m) Three large double glazed windows give a bright aspect. There is a built-in wood burner fire fitted with back boiler. There is stone platform with wooden surface to one side of the fire, where an entertainment system could be fitted.

KITCHEN/DINER

22' 8" x 13' 2" (6.91m x 4.02m) An open plan kitchen/diner with double glazed sliding doors to the garden in the garden area. The kitchen is fitted with extensive oak effect worktops and stone on the large central island. There is an inset ceramic white sink with mixer tap, built-in dishwasher, induction hob, and an electric oven. The large fridge freezer will remain if wanted. There is under-cupboard lighting to the bench top, tiled splashback, and a TV mounted on the wall. The island has a breakfast bar facing towards the garden. There are ample storage cupboards on both the kitchen and dining area side under the worktop. The floor is laminate throughout and there are multiple LED downlights. The kitchen area providing access to the rear lobby.

REAR LOBBY

There is plenty of hanging space for coats and racking for shoes. A large cupboard is built-in. The lobby provides access to the outside, via a double-glazed door and access to the garage workshop, second toilet, and utility area. The floor is also laminate.

WC & VANITY

A toilet, hand was basin with tiled splashback. The room is fitted with a radiator and automatic light and extractor fan.

UTILITY OR WORK ROOM

11' 2" x 8' 10" (3.41m x 2.71m) A double glazed window looks over the garden. On one side is a row of base units under a beech effect worktop with corresponding wall units. There is an inbuilt white sink with mixer tap as well as plumbing for washing machine and venting for a drier. Here also is where the oil-fired central heating boiler resides.

BEDROOM 1

14' 5" x 12' 11" (4.41m x 3.95m) There is a large, double-glazed window to the front and built-in wardrobes fitted with drawer units. The floor is carpeted and there is a radiator under the window.

BEDROOM 2

13' 0" x 13' 1" (3.98m x 3.99m) There is a large, double-glazed window to the side and a built-in wardrobe, fitted with drawer units. The floor is carpeted and there is a radiator under the window.

BEDROOM 3

12' 5" x 11' 6" (3.80m x 3.52m) There is a large, double-glazed window to the rear and a built-in wardrobe, fitted with drawer units. The floor is carpeted and there is a radiator under the window.

BATHROOM

10' 4" x 7' 11" (3.15m x 2.42m) There are two double glazed frosted windows and a radiator, as well as a towel drier radiator. There is a large walk-in rainwater shower and separate sprayer with a remote thermostatic water control tap. There is a full-size enclosed bath as well as wash basin and toilet. The room has Kardean flooring fitted with electrical underfloor heating. The room is largely tiled.





GARAGE

24' 8" x 18' 7" (7.53m x 5.67m) Built onto the end of the original bungalow there is a remote-controlled roller shutter electric door, as well as a double-glazed door. A large window to each side allows for a bright interior, and there are also smaller windows to the end and side. There are ample sockets throughout, and bright overhead lighting. The structure was built to 'habitable specifications' with double block construction and inbuilt cavity wall insulation, so it could possibly be converted to a granny flat.

LOFT

Access to the loft is via a ladder built into the hatch which is situated in the hall. The loft is partially boarded and is fitted with lights and provides a huge amount of storage space.

GARDEN

The rear enclosed garden has a greenhouse, a garden shed and raised vegetable garden. The oil storage tank is in the garden screened by beech trees.

FEATURES

The house is also fitted with 4 CCTV cameras. It also has a Solar Boost system which detects when electricity is being exported from solar panels and redirects that free electricity to the water tank immersion heater

AGENCY NOTE

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Tenure

Freehold

Council Tax Band

E

Viewing Arrangements

Strictly by appointment

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69-80	C		79 C
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39-54	E		
21-38	F		
1-20	G		



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