



PROPERTY

Part of the Ulverston Auction Mart Group

Greenlands,
Canal Foot, Ulverston
£395,000



We are delighted to offer for sale this four bedroom detached bungalow (formerly a Shippon) that has been in the same family ownership for over sixty years. Situated in a desirable coastal location on the edge of Canal Foot, where outstanding views across Morecambe Bay and a popular local pub 'The Bay Horse' can be enjoyed. It is an exciting property with lots of scope and potential.

'Greenlands' is set in established grounds and has been remodelled and extended over the years, which has created a flexible 'L' shaped layout that has the potential to be further developed by the new owners.

The Accommodation Comprises: Entrance porch, Kitchen, Rear porch, Living Room, Sitting Room, Conservatory, Four Bedrooms (one En-suite) and a Shower Room.



Outside, there are mature wrap around gated gardens bordered by established shrubs and trees with views over the surrounding countryside with side access to the detached single garage. The property is approached over a private driveway, with parking for numerous vehicles and a small garden.

- **Postcode** – LA12 9EL
- **Tenure** – Freehold
- **Local Authority** – South Lakeland District Council
- **Council Tax Band** – E
- **Services** – All mains services connected



The accommodation is laid out in an 'L' shape and comprises; **Entrance Porch** (1.9m x 1.8m) with doors to the **Kitchen** (4.5m x 3.3m) with modern wall and base units, Rayburn Nouvelle, Zanussi oven, Lazy Susan, serving hatch and door to the **Rear Porch** (3.0m x 0.8m) with access onto the rear garden.



The **Master Bedroom with En-Suite** (4.4m x 2.7m) is a pleasant dual aspect room with a door from the kitchen. The **Living Room** (4.5m x 4.0m) has a brick-built feature fireplace and uPVC double glazed window overlooking the rear gardens and door to the **Sitting Room** (4.1m x 3.9m) which is a good sized reception room with an open fireplace with slate hearth. There are double doors to the **Conservatory** (3.1m x 2.2m) with tiled flooring and access to the side garden.



The **Rear Hallway** provides access to the remaining bedrooms and **Shower Room** (2.7m x 1.8m) with W/C, pedestal sink and walk in shower with Mira electric Shower.

Bedroom Two (4.0m x 3.7m) with a dual aspect to the front elevation, **Bedroom Three** (3.4m x 2.8m) with an uPVC double glazed window and built in storage cupboards, **Bedroom Four** (3.7m x 1.8m) with original stained glass feature windows.

Greenlands has private, established gardens that are laid to lawn with various areas for outdoor seating and dining. The detached block built garage can be accessed through the garden or with vehicular access from the front elevation. The size of the plot allows for exciting potential and for the property to be further renovated and developed into a unique family home (subject to obtaining the necessary planning permissions), in a great location that can be enjoyed for years to come!



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	35 F	
1-20	G		

**UAM Property, County Square, Ulverston, Cumbria,
 LA12 7AB**
01229 583026/ 01229 582056
property@ulverstonauctionmart.co.uk
www.uampropertyco.uk

MISREPRESENTATION ACT 1967 (NOTICE)

These particulars do not constitute any part of, an offer or a contract. All statements contained in these Particulars are made without responsibility on the part of the Vendors and Agents. No statements contained in these Particulars are to be relied on as Statements or representations of fact. Intending Purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the Statements contained in these Particulars. The Vendors do not make or give, and neither Messrs Harrison Coward nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this Property. The Property is offered subject to Contract and to remaining unsold.

