



Seashore Shepherds Hut Moat Farm

Ulverston, LA12 9RU

Offers In The Region Of £165,000



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Here is your chance to grab a slice of paradise!

The location of this lovely Shepherd's Hut is truly amazing. Situated just 50 metres from a beautiful secluded beach, with foot access to the sea and sand and with the most spectacular views over Morecambe Bay and Yorkshire hills, owning Seashore Shepherd's Hut could seriously revitalise your life!

Watching the tide from the hut as it ebbs and flows each day is balm to the soul. On windy days the sea scape is truly awesome and mesmerising. Your very own "dream of white horses".

The hut itself is an absolute Tardis – you will be amazed at the amount of space inside. Exceptionally warm and cosy and suitable for all year round living – it has been described by family and friends who have stayed in it as

Below are a few comments in our Guestbook, from guests who have stayed in the hut:-

"A little piece of heaven on the West Coast - sunsets, campfires, oyster catchers - such stuff as dreams are made of".

"What a simply wonderful place to be".

"Endless views across the beach ... every day the sea views are different".

"What a fantastic little gem".

Seashore Shepherd's Hut sits in its own fenced garden with additional adjoining secure car parking for two vehicles.

The accommodation in the hut (apart from the shower room, of course, but more of that later) is open plan with a built in double bed with a shelf to the end of it - very useful for books, your phone, radio etc. - and open under bed storage. Traditionally the space under the bed was always kept open in original shepherd's huts, as the shepherd would put any orphaned lambs under there at night and they would have the heat from his slumbering body in the bed above!

The hut has a dining/seating area with a vintage Ercol drop leaf dining table and two Ercol Windsor chairs. There is a wingback armchair upholstered in a burgundy coloured tartan fabric. There is a wall mounted television, an electric panel heater which keeps the hut very cosy and an electric effect wood burner.

The kitchen area (fully fitted kitchen units from Howdens in a Shaker style) has an electric oven and grill, gas two ring hob, under counter fridge with icebox, the gas heating boiler (this powers the hot water) and a surprisingly roomy amount of storage space in the base and wall cupboards.

The shower room has a power shower from the gas boiler, low level WC and a small handwash basin built into a cupboard which is great for storing all your soap, shampoo, loo rolls etc.

The hut is decorated internally in a muted cream/light beige colour which is a good backdrop for any paintings that you might like to display. Two of the windows have horizontal blinds and the window overlooking the sea has been kept undressed so that you can wake up to the views. The windows (three in total) and the door are all double glazed. There are adjustable electric spotlights over the bed, the woodburner and one to the rear wall of the hut together with external security lighting.

Ulverston is the nearest town being approximately 8 miles away and is a real market town with great independent shops and many festivals and events during the year including the famous Dickensian Festival in November. Bowness, Windermere and Ambleside are approximately 30-45 minutes away by car. There is a train station in Ulverston connecting you to Lancaster, Preston, Manchester, London and Glasgow.

In the nearby village of Baycliff there is a great gastropub which is very popular with both locals and visitors and it's lovely to walk along the beach there for an evening meal or just a refreshing ale!

The essential bits. The boiler is powered by calor gas, the electricity is connected to the mains as is the water supply. The drainage is to a septic tank. The land upon which the hut is situated is freehold.

Living Area with Kitchenette

10'11" x 7'2" (3.340 x 2.198)

Bedroom Area

7'1" x 4'9" (2.176 x 1.449)

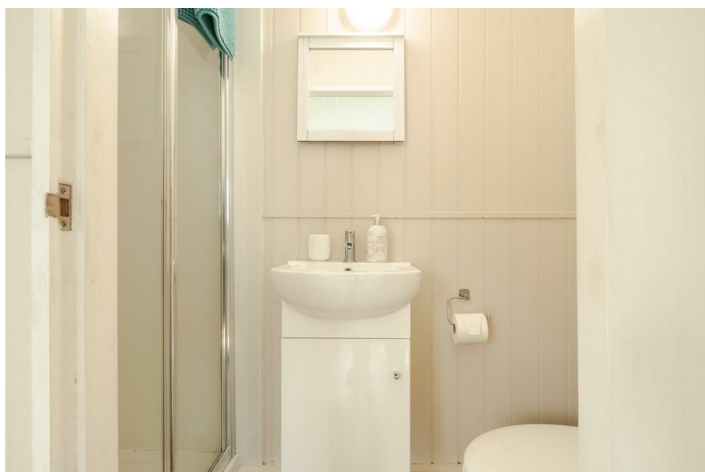
Shower Room

6'11" x 2'9" (2.118 x 0.847)

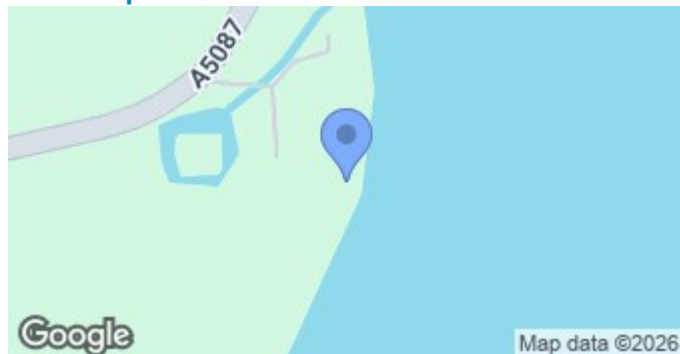


- Outstanding private beach location
 - Warm and cosy all year round
 - 50 meters to the shore
 - Fabulous sea shore walks

- Bespoke Shepherd's Hut
 - Spectacular views over Morecambe Bay
 - Set within its own fenced garden ground
 - Paddleboarding, Windsurfing, Kayaking from your doorstep



Road Map



Terrain Map



Floor Plan



We are local, family run business who are wholly independent which means we can recommend services to most suit your needs. Our aim is to provide quality advice and expertise at all times, so you can make an informed decision whether buying or selling.

Estate agents are required by law to check a buyers /sellers identity to prevent Money Laundering and fraud. You do have to produce documents to prove your identity or address and information on your source of funds. Checking this information is a legal requirement to help safeguard your transaction, and failing to provide ID could cause delays. Corrie and Co, outsource these checks to speed up the process. The company does charge for such checks, please ask for more information and guidance on associated costs.

To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services. Ask for further information.

