



Greyrigg Shawfield Road

Ulverston, LA12 9RG

Offers In The Region Of £525,000



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A beautifully modernised and presented family home, enjoying a peaceful position within a quiet village setting and boasting beautiful views across Morecambe Bay. Combining stylish interiors with attractive outdoor spaces and a wonderful surrounding landscape, this property offers an ideal setting for family life. Externally, the property has mature, landscaped gardens to both the front and rear, providing lovely spaces to relax, entertain and enjoy the surrounding views. Ample off road parking and a garage offer excellent practicality. The location is perfect for those who appreciate village life and the great outdoors, with picturesque countryside walks right on the doorstep. A short drive provides access to a wider range of local amenities, while the popular pub, "The Farmers" within the village offers a welcoming spot to enjoy a meal or drink. Early viewings are strongly recommended.

To the front, the property is approached via a generous driveway, providing ample off road parking alongside access to the garage. A well maintained lawn and attractive planting borders create a welcoming first impression.

The property is entered via a grand entrance hall, which is particularly generous in size and provides access to the main ground floor accommodation, along with the staircase leading to the first floor.

The family lounge offers a spacious reception area, beautifully balancing generous proportions with a cosy and inviting atmosphere. A wood burning stove provides a charming focal point, while the room enjoys wonderful views across the garden and beyond towards Morecambe Bay. A door positioned alongside the bay window provides convenient access to the garden, allowing you to make the most of the surrounding views.

The hub of the home is undoubtedly the impressive open plan kitchen diner, fitted with stylish sage green Shaker style wall and base units, complemented by granite effect worktops. Integrated appliances include a fridge freezer, double oven, dishwasher and induction hob. The kitchen flows seamlessly into the dining area, creating a fantastic space for everyday family life and entertaining, with ample room for a dining suite. A beautiful curved bay window floods the room with natural light while framing stunning views across Morecambe Bay.

A convenient ground floor WC completes the downstairs accommodation, adding practicality for family living and visiting guests.

The first floor landing provides access to three generously proportioned double bedrooms and the family bathroom. The master bedroom is particularly spacious and benefits from its own en suite shower room, offering additional privacy and convenience. All three bedrooms enjoy panoramic views across Morecambe Bay, providing a truly special outlook to wake up to each morning.

The family bathroom is finished in keeping with the property's contemporary style and features a freestanding oval bath with an over bath waterfall shower head, wash basin and WC. Both the family bathroom and en suite shower room benefit from coordinating emerald green tiling, adding a stylish and distinctive finish to the accommodation.

To the rear, the mature and well maintained garden offers a lovely outdoor space, with a lawn, established shrubbery and areas of patio ideal for outdoor dining, entertaining and relaxing while enjoying the surroundings.

Entrance Hall

11'9" x 9'4" (3.603 x 2.864)

Living Room

18'11" x 11'11" (5.768 x 3.653)

Kitchen

12'1" x 11'9" (3.707 x 3.602)

Dining Area

11'10" x 11'4" (3.611 x 3.470)

Ground Floor WC

3'10" x 2'3" (1.177 x 0.687)

Landing

11'9" x 7'10" (3.605 x 2.400)

Master Bedroom

14'10" x 11'11" (4.544 x 3.642)

En Suite

5'9" x 4'9" (1.757 x 1.453)

Bedroom Two

13'4" x 11'10" (4.081 x 3.626)

Bedroom Three

11'9" x 9'2" (3.604 x 2.819)

Family Bathroom

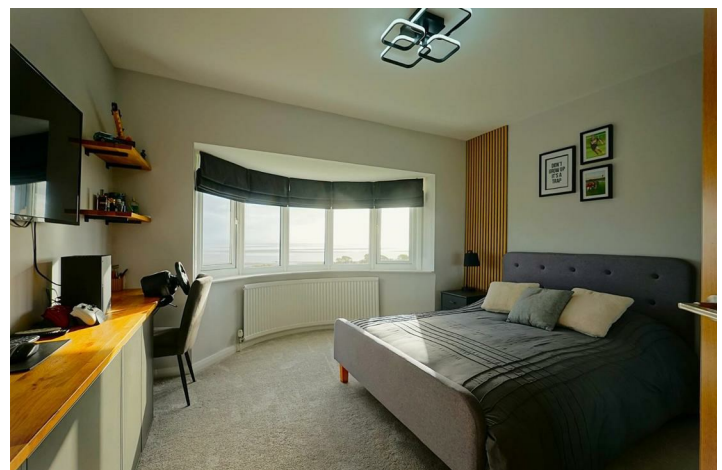
8'6" x 5'5" (2.601 x 1.661)

Garage

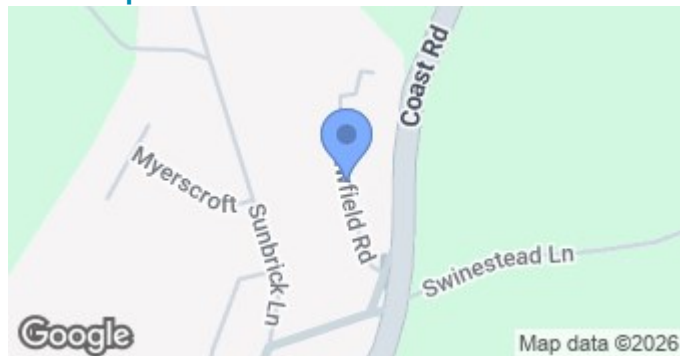
18'1" x 9'0" (5.521 x 2.755)



- Superb family home
- Modernised to a good standard
- Landscaped gardens to the front and rear
- Master bedroom with en suite shower room
- Council tax band - E
- Coastal location with beautiful views of the Bay
- Garage and ample off road parking
- Open plan kitchen diner
- Quiet village location, a short distance to amenities



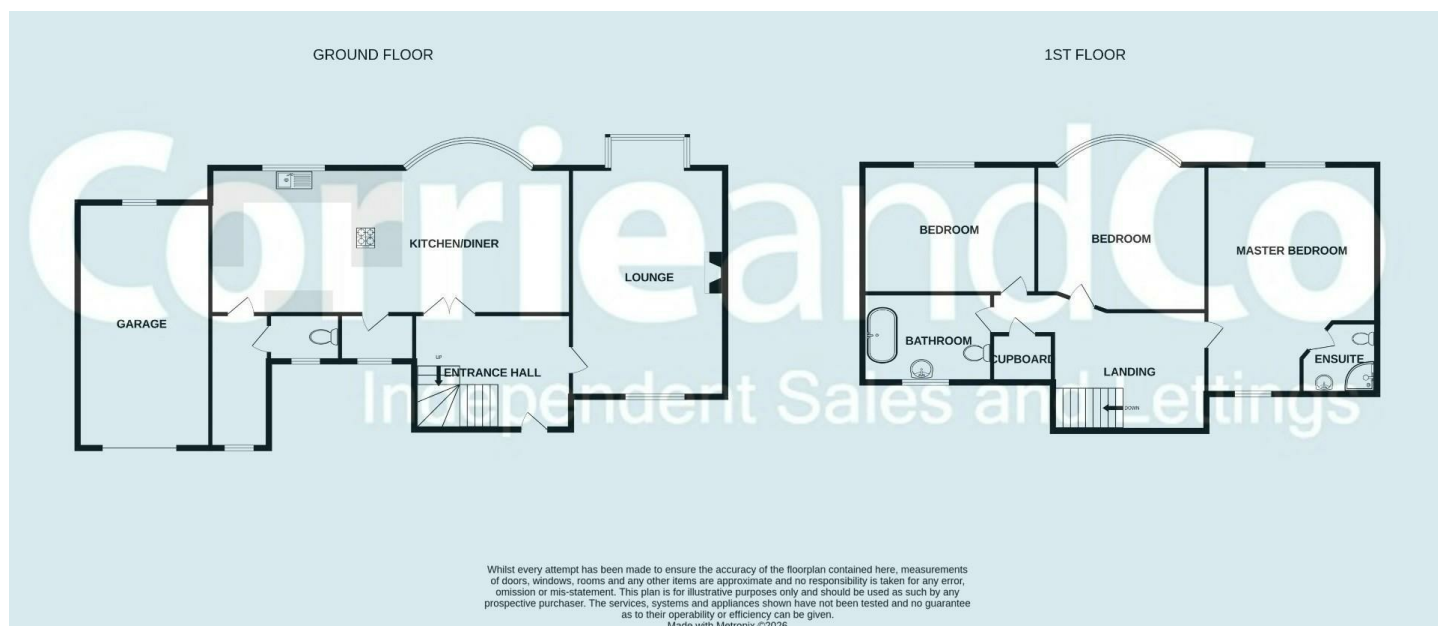
Road Map



Terrain Map



Floor Plan



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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.

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		