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INDEPENDENT SALES & LETTING AGENTS



# Greyrigg Shawfield Road

## Ulverston, LA12 9RG

**Offers In The Region Of £525,000**

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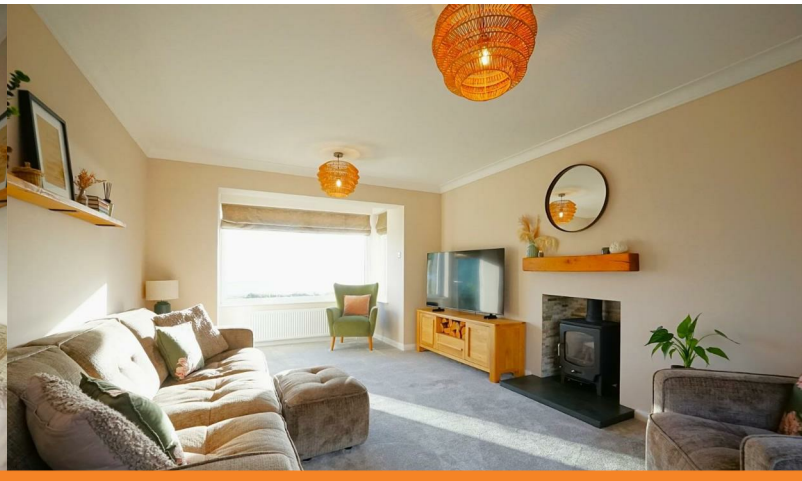

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# Greyrigg Shawfield Road

## Ulverston, LA12 9RG

## Offers In The Region Of £525,000







*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

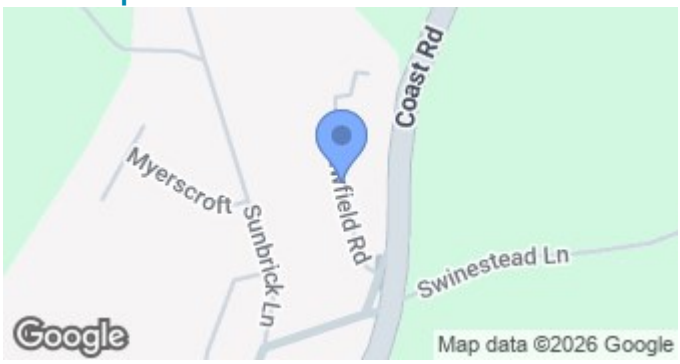








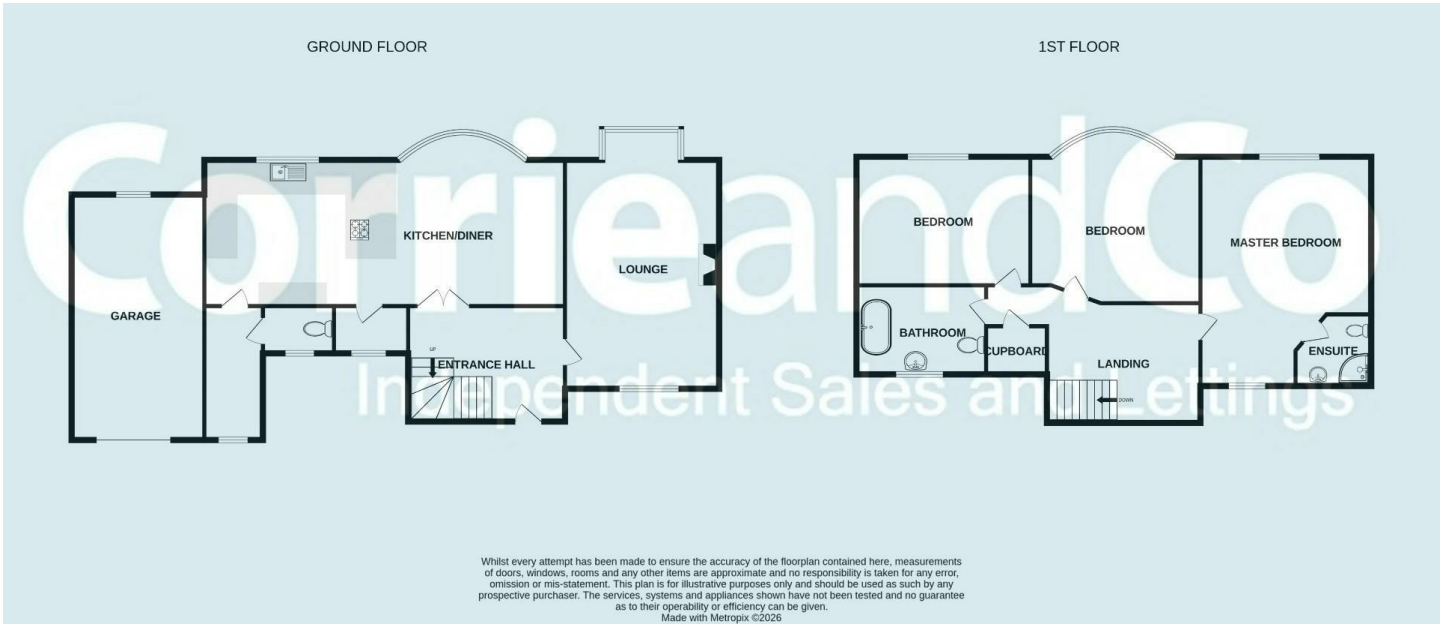
## Road Map




## Terrain Map




## Floor Plan

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