



Ulpha

£220,000

The School House, Ulpha, Broughton-in-Furness, LA20 6DY

Wow! What an exciting opportunity!

The School House is completely unique, warm, quirky and inviting in the most wonderful of locations with magnificent views.

A private lock up and leave, excellent (very successful) Holiday Let or a bijou permanent home - we cannot recommend this property highly enough.

Comprising Orangery, Open Plan Living/Dining/Kitchen/Bedroom with log burner and Shower Room. Private enclosed Garden and Parking.

Quick Overview

Detached - 1 Bedroom

1 Reception - 1 Bathroom

Stunning, rural location

Converted Barn

Outstanding Views

Private Garden

Excellent walks from the doorstep

Charming and quirky

Private Parking



1



1



1



E



6 Mbps
(see services)



Private
Parking

Property Reference: G2750



Side Aspect



Orangery



Kitchen



Dining/Kitchen Area

Description: Utterly wonderful! - We feel very fortunate as an Estate Agent to have been chosen to market The School House as it is so unique, definitely one of our favourites.

The School House is so charming, all on one level and with an opportunity to develop the superb 'Orangery' if you wish (although perfectly imperfect as it is). Previously an ancient farm building and having now been cleverly and sympathetically converted into a super pied-à-terre - suited so well for many different purposes.

Arranged over one floor with outstanding south facing country views and an overall feeling of relaxed comfort and charm, this largely open plan property works incredibly well.

Whether you intend to holiday let, or keep it to yourself as an enviable lock up and leave or weekend getaway you will certainly not be disappointed.

Currently a very successful holiday let within the Lake District National Park - The School House is a very exciting and rare opportunity.

The main door opens into the spacious 'Orangery' with polycarbonate roof, stone floor and very productive, mature fig tree! This room is currently used as a relaxation room but does provide options for development perhaps (although delightful as it is). Through into the open plan living space which is Kitchen and Living with the Bedroom area privately hidden around the corner. There are charming deep set windows to 3 sides, all offering stunning open country views, white washed stone walls, wood effect laminate flooring, a cosy wood-burning stove and exposed beams complete this perfect picture. There is a Shower Room with white suite comprising shower, low flush WC and wash hand basin.

Outside there is a south facing gated garden with lawn which takes full advantage of the most glorious country views. Private parking for several vehicles.

All fixtures, fittings and contents are included in the sale.

Location: If tranquility and views are your thing then this may just be the perfect place for you.

The stunning scenery, tranquility, woodland, tarns, fells and crags of the valley and surrounding hillsides draw many a walker, climber and cyclist who appreciate the less frantic pace of life in this area and it is easy to see why - although the western portion of the Lake District National Park does feel slightly quieter and like a well kept secret!

The School House has a wonderful rural feeling but is only 10 minutes by car to the Post Office and Convenience Store in Eskdale Green. A little further, approximately 15 minutes by car is the delightful town of Broughton in Furness which offers a Primary School, Post Office, Café, 2 Public Houses, Bakery, Vets, Grocers/Green grocers and Butchers.

To reach the property, follow the A595 passing Broughton in Furness and bear right signposted Ulpha/Seathwaite just before the traffic lights at Duddon Bridge. Follow the road over Ulpha Fell for approx 3 miles, go over the bridge and keep right signposted

Eskdale. Take the next left up the hill on to Birker Fell. Follow the road over a bridge and take the next left, go over a small bridge, pass through the gate (will be closed) and follow the narrow country lane, stumbling upon The School House in the first cluster of properties. The School House is the first property on the left.

Accommodation (with approximate measurements)

Orangery 18' 7" x 12' 6" (5.66m x 3.81m)

Open Plan Kitchen/Dining/Sitting/Bedroom 22' 4" max x 14' 8" max (6.81m max x 4.48m max)

Shower Room

Services: Mains electricity.

Private Water shared with 5 properties. A nominal charge of £200 is split 5 ways to a neighbour who maintains/monitors the water supply.

Calor Gas to cooker.

Shared septic tank drainage with 4 properties, emptied annually with the cost split between the 4 properties.

Starlink Broadband is in place at Woodend Barn and is wired to The School House. The charge for the upkeep of this is currently £15 per month

Sky satellite TV is available.

The wood-burning stove in the main living area is to be replaced.

Tenure: Freehold. Vacant possession upon completion.

Business Rates: The RV is currently £3900 for 3 holiday lets within this postcode upon the completion would need to be split accordingly with SLDC. The RV from April 2023 will be £2400. Small business rate relief may be available.

What3words: <https://what3words.com/adverbs.bridges.apron>

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

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Open Plan Living Area



Bedroom Area

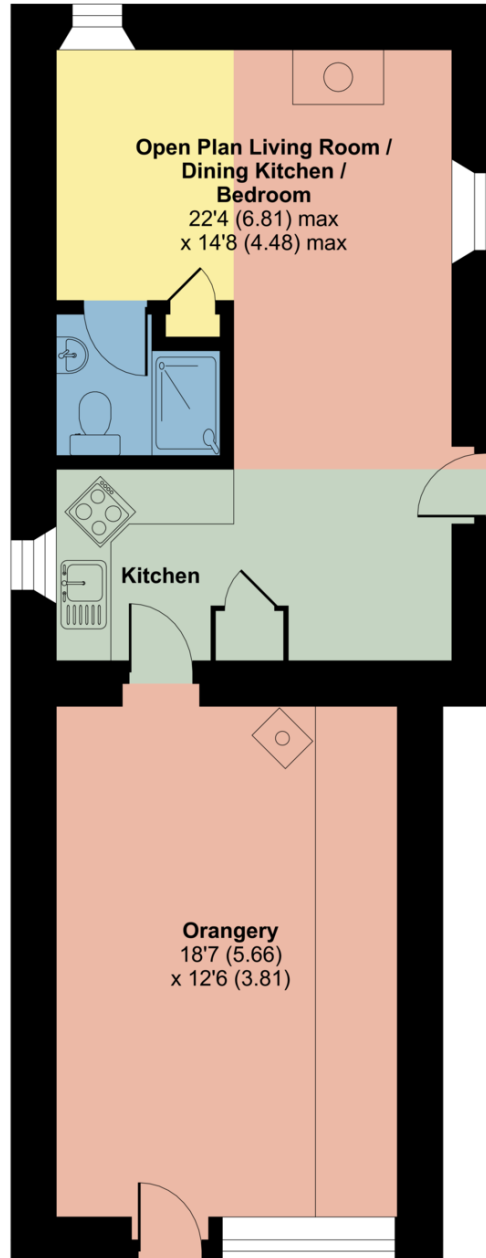


Garden

The School House, Ulpha, Broughton-in-Furness, LA20

Approximate Area = 578 sq ft / 53.6 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023. Produced for Hackney & Leigh. REF: 949661

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