



Blawith

£550,000

The Old School, Blawith, Nr Ulverston, Cumbria, LA12 8EQ

The Old School is a spacious, Detached 3 Bedroom property surrounded by beautiful gardens with excellent country views in an enviable village location.

Comprising Hallway, Dining Room with Study, Breakfast Kitchen, Lounge, 3 x Bath/Shower Rooms, 3 Bedrooms, Garage, Garden (with separate former chapel graveyard) and Parking - Early viewing is recommended for this unique property.

No Upper Chain.

Quick Overview

- Detached - 3 Bedrooms
- 2 Receptions - 3 Bath/Shower Rooms
- Wonderful views
- Beautiful walks from the doorstep
- Close to Coniston Water
- Potential to improve
- Super Garden
- Garage & Parking
- No upper chain
- Standard Broadband speed 15mbps available*



3



3



2



F



Standard
Broadband



Garage and
Parking

Property Reference: G2975



Entrance Hall



Dining Room



Lounge



Kitchen

Description The Old School is very interesting indeed! It is an attractive stone building, formerly, as the name would suggest a School House - in fact, the original stone plaque, stating the rebuild date of 1859, takes pride of place on the Kitchen wall. Now a spacious, light and versatile home this property would perhaps benefit from a little 'TLC' here and there and will definitely provide the new owners with many opportunities to make this unique home their own and to complete to their own style. This super property also boasts generous, well tended Gardens and next door is the former chapel graveyard! which also belongs to the property. There is a real rural feeling with delightful, country views from almost every aspect.

The main door opens into the Hallway which is spacious and 'L' shaped. The stairs lead to the First Floor where there are two recessed storage cupboards, one housing the oil central heating boiler. To the right is the 'Dining Room' only named as this, as it currently houses a dining table! This room is triple aspect, incredibly light with a lovely recess/nook perfect for a Study or Reading Area perhaps. Charming countryside and garden views to front and side. Open fire (not in use) with wooden surround.

Off the Hallway is a useful Shower Room with a coloured suite comprising shower enclosure, WC and wash hand basin. The Kitchen is spacious and enjoys pretty views into the wonderful Garden. Ample space for a breakfast table and a recessed pantry. Furnished with an extensive range of wall and base cabinets with contrasting black work surface and inset sink. Integrated fridge, freezer and dishwasher. Built in electric oven, ceramic hob and plumbing for a washing machine.

The Lounge is an impressive room - very spacious, very sunny and enjoying wonderful views with French doors which lead out to the Patio and Garden.

From the Entrance Hall the stairs lead to the spacious First Floor Landing with large linen cupboard off. Bedrooms 1 and 2 are very spacious double rooms with wonderful views to open countryside and Bedroom 1 also benefits from an En-Suite Shower Room with shower enclosure, wash basin and WC. Bedroom 3 is a generous single room with recessed wardrobe. The Family Bathroom is fitted with a white suite comprising bath with shower over, pedestal wash hand basin and WC. Tiled walls and airing cupboard housing the hot water cylinder.

The Garden is one of the main features of this house and a credit to the former owners hard work and dedication. Lovely lawn with pathways meandering through and deep planted beds with a variety of well established and colourful plants and shrubs. A paved pathway leads around to the side where the patio can be found. This generous and sunny space is perfect for outdoor entertaining and is very private. Wonderful views can be enjoyed from almost every single corner of this super Garden! Gated access leads to an additional grassed area which houses the septic tank.

Separate gated access leads to the former chapel Graveyard. The chapel ruins are not included in the sale.



Dining Room



Lounge



Landing



En-Suite Shower Room



Bedroom 2



Bedroom 3

The Detached Single Garage has power, light and personal side door. Parking for one car to the front of the Garage.

Location The tiny settlement of Blawith is at the very north of the Furness peninsula, just a mile south of Coniston Water. The River Crake drains Coniston, and Blawith stands at the western side of the Crake Valley that winds down to the sea at Greenodd. There is lovely countryside around the village, particularly to the north west where beautiful Beacon Tarn sits in Blawith Fell. Blawith is nicely out of the way, so visitors staying in the nearby Crake Valley Holiday Park or in a cottage in the area should enjoy peace and quiet. But it is also a location that is surprisingly central to many attractions, including Coniston Water, Grizedale Forest Park, the Aquarium of the Lakes at Lakeside, and Ulverston with its famous Laurel and Hardy Museum; and within ten miles of Wray Castle, Hardknott Roman Fort, Dalton-in-Furness with its Animal Park and the ruined Cistercian Abbey, and the Windermere Steamboat Museum.

Approaching from the south on the M6 motorway, leave at junction 36 taking the A590 heading west and taking the left hand exit signposted for Ulverston/Barrow in Furness. Continue along the A590 passing through Newby Bridge at the southern end of Lake Windermere and Haverthwaite before turning right onto the A5092 at Greenodd. Turn right again just after Spark Bridge on to the A5084 which heads towards Coniston. Proceed through Lowick Green and upon reaching Blawith, The Old School can be found on the left hand side. For those approaching from the south this route avoids any of the tourist congestion in the towns of Windermere and Ambleside and is delightfully scenic.

What3words:

<https://what3words.com/zaps.solutions.presumes>

Accommodation (with approximate measurements)

Hallway

Dining Room 17' 10" x 11' 4" (5.44m x 3.45m)

Study 'Nook' 6' 11" x 6' 5" (2.11m x 1.96m)

Breakfast Kitchen 17' 1" x 10' 2" (5.21m x 3.12m)

Shower Room

Lounge 18' 5" x 14' 2" max (5.61m x 4.32m max)

Bedroom 1 18' 11" x 14' 3" (5.78m x 4.36m)

Bedroom 2 17' 11" x 11' 3" (5.46m x 3.43m)

Bedroom 3 11' 5" x 8' 4" (3.48m x 2.54m)

Bathroom

Shower Room

Garage 19' 10" x 9' 4" min (6.07m x 2.86m min)

Services: Mains water and electricity. Oil central heating. Septic tank drainage - Please note that due to updated regulations for septic tanks and private drainage facilities, interested parties may wish to seek independent advice on the installation. We can recommend several local firms who may be able to assist.



Kitchen



Bedroom 1



View from Bedroom 2



Garden



Garden

Tenure: Freehold. Vacant possession upon completion. No upper chain.

*Checked on <https://checker.ofcom.org.uk/> 12.8.24 not verified

Council Tax: Band F. Westmorland and Furness Council.

Viewings: Strictly by appointment with Hackney & Leigh Grange Office.

Material Information: The chapel and graveyard have restrictive covenants on them, please contact the Grange Office for further details.

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

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **015395 32301** or request online.



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Blawith, Ulverston, LA12

Approximate Area = 1814 sq ft / 168.5 sq m

Limited Use Area(s) = 165 sq ft / 15.3 sq m

Garage = 190 sq ft / 17.6 sq m

Total = 2169 sq ft / 201.4 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hackney & Leigh. REF: 1177147

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