



Ulverston

£399,000

Apartment 7, Ford Park House, Ulverston, Cumbria, LA12 7JP

Simply exceptional! This spacious, light and airy, luxurious Second Floor Apartment is in a super location. The views are wonderful. The internal space is incredible. The presentation is tasteful. The sympathetic and clever conversion (leaving impressive exposed features) is amazing.

This beautiful Apartment will have a broad appeal as can be used for Holiday Lettings and Assured Shorthold Tenancies. Pets are also permitted.

Internal inspection is a must.

Quick Overview

Superb Views

Excellent, edge of town location – level walk

Exclusive and recent development

Hoad Hill & Monument walk from the doorstep!

Holiday letting permitted

Spacious light rooms with exposed beams

Well presented throughout

Second Floor Apartment

Communal Gardens & 2 Private Parking Spaces

Superfast Broadband Available



3



2



1



C



Superfast
Broadband



2 Private Parking
Spaces

Property Reference: G3010



Entrance Hall



Open Plan Living/Dining Room



Open Plan Living/Dining Room



Kitchen

Description This substantial and very attractive Grade II listed Victorian building is home to 9 exclusive and individual Apartments (No.7 is the Penthouse on the uppermost floor utilising the entire top floor and enjoying a high level of privacy). Ford Park House has been sympathetically converted over recent years and everything about this property is impressive - it has a welcoming, modern, almost New York/Urban loft style feel. The first impressive part is the approach - a delightful drive through the impressive stone gates into the well kept Ford Park with Ford Park House just hidden from view. The imposing stone building has the original, large double doors which open in to the impressive Communal Hallway with magnificent original sweeping staircase and traditional floor tiles. The glazed door to the rear leads out into the Communal Gardens - more about these later.

The shared stairs to Apartments 6 and 7 are hidden just around the corner. The private door opens into the split level Hallway which is spacious and light with 'Velux' roof window and further roof light. Very attractive herringbone 'Oak' flooring and useful Utility Closet with good storage space and housing the washing machine and water pressure system.

The Living/Dining Room is very spacious - easily large enough for both living and dining furniture (currently accommodating a good sized play area too!) 'Velux' roof window and a continuation of the attractive flooring. Extensive exposed ceiling beams and window with pleasing views over Ulverston Canal with Morecambe Bay estuary in the distance. The Kitchen has similar lovely views and is furnished with a modern range of 'Oak' base cabinets with contrasting cream units above. Integrated dishwasher and fridge freezer. Built in oven, ceramic hob and deep, square sink.

Bedroom 1 is a well proportioned double room with an extensive range of exposed beams, charming views over Ulverston Canal and door to the En-suite Bathroom which has tiled walls and a modern white 4 piece suite comprising deep oval bath, double shower enclosure, WC and wash hand basin on wall mounted vanity unit. Bedrooms 2 and 3 are both doubles (3 is currently utilised as a Study) both with exposed beams and both have a charming outlook towards Hoad Hill and the famous 'pepper-pot' monument. The Family Bathroom is of similar design, again with tiled walls and an attractive, contemporary 4 piece white suite and 'Velux' roof window.

Externally there are delightful Communal Grounds with charming views over the town towards Ulverston Canal with glimpses of Morecambe Bay in the distance. There is a substantial paved patio area with generous lawn - excellent for children's games or for the more mature outdoor entertaining! There is a very secure Parking area with electric gate and 2 private Parking spaces come with the Apartment.

Location Ulverston is the birth place of Stan Laurel and is a charming, vibrant market town with excellent links to Barrow in Furness and the A590. This friendly small town is famed for Events and Festivals which include the superb Lantern Procession, Dickensian Festival and Flag Fortnight to name but a few. Complete with delightful cobbled streets, town crier and indoor market, Ulverston enjoys a superb range of amenities including Schools, Doctors Surgeries, Coronation Hall, Cinema, Railway Station, Library, Post Office, a good range of shops for everyday essentials and more



Open Plan Living/Dining Room



Kitchen



Inner Hall



Bedroom 1



Bedroom 2



Family Bathroom

independent shops plus an excellent choice of Public Houses and Restaurants.

Ford Park House was built in 1857 for 'Montague Ainslie'. The house was later taken on by the Ministry of Defence in 1942 and housed American soldiers during WW2. Most recently a school until 1997 then very sadly being derelict until its purchase by 'Reform Developments'.

Ford Park is a thriving, charity run park with charming walled garden, plant nursery, well kept adventure playground, wildlife trails, tree arboretum and community orchard. In addition there are occasional open air cinema events!

Just 20 minutes or so by car from Barrow in Furness with large employer BAE systems and a similar distance to the attractions of the South Lakes at the foot of Lake Windermere. In short, the lovely town of Ulverston is excellently placed.

To reach the property, as you enter Ulverston from the southern end, at the roundabout by Booths Supermarket, take the second exit, follow the road and take the first right in to Swan Street and the 2nd right in to Ford Park - proceed through the very attractive Ford Park gates and through the beautiful, well kept Park to Ford Park House.

What3words - <https://what3words.com/mess.expressed.joints>

Accommodation (with approximate measurements)

Hallway

Open Plan Living/Dining Room 21' 3" x 17' 5" (6.49m x 5.32m)

Kitchen 13' 3" x 7' 6" (4.04m x 2.30m)

Bedroom 1 20' 9" max x 16' 7" max (6.33m max x 5.06m max)

En-suite Bathroom

Bedroom 2 16' 9" x 13' 6" (5.12m x 4.12m)

Bedroom 3 12' 0" x 9' 4" (3.66m x 2.84m)

Bathroom

Services: Mains electricity, water and drainage. Electric panel heaters.

Tenure:

Leasehold
Subject to the conditions of a 250 year lease dated 01/01/2022. A copy of the lease is available for inspection from the Grange Office. The Freehold is owned by Ford Park Freehold Ltd. Vacant possession upon completion

Note: The lease states that the property can only be used as a Single Private Dwelling House - We have confirmation in writing from Reform Developments that holiday letting is permitted.

Council Tax: Band B. Westmorland and Furness Council.

Management Charges: The Service Charge amounts to £242.60 per month (£2911.20 pa) and covers window cleaning, building insurance and electricity for the communal areas, sinking fund, garden maintenance and a contribution to Ford Park.

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



Bedroom 1



En-Suite Bathroom



Drone shot



Energy Performance Certificate: The EPC rating for this property is 'C'. The Energy Performance Certificate is available on our website and can be viewed by clicking on the link below.



Bedroom 2

Rental Potential: If you were to purchase this property for residential lettings we estimate it has the potential to achieve £ – £ per calendar month. For further information and our terms and conditions please contact our Grange over Sands Office.

Anti-Money Laundering Regulations (AML): Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



View towards The Canal/Morecambe Bay

Meet the Team

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Viewings available 7 days a week
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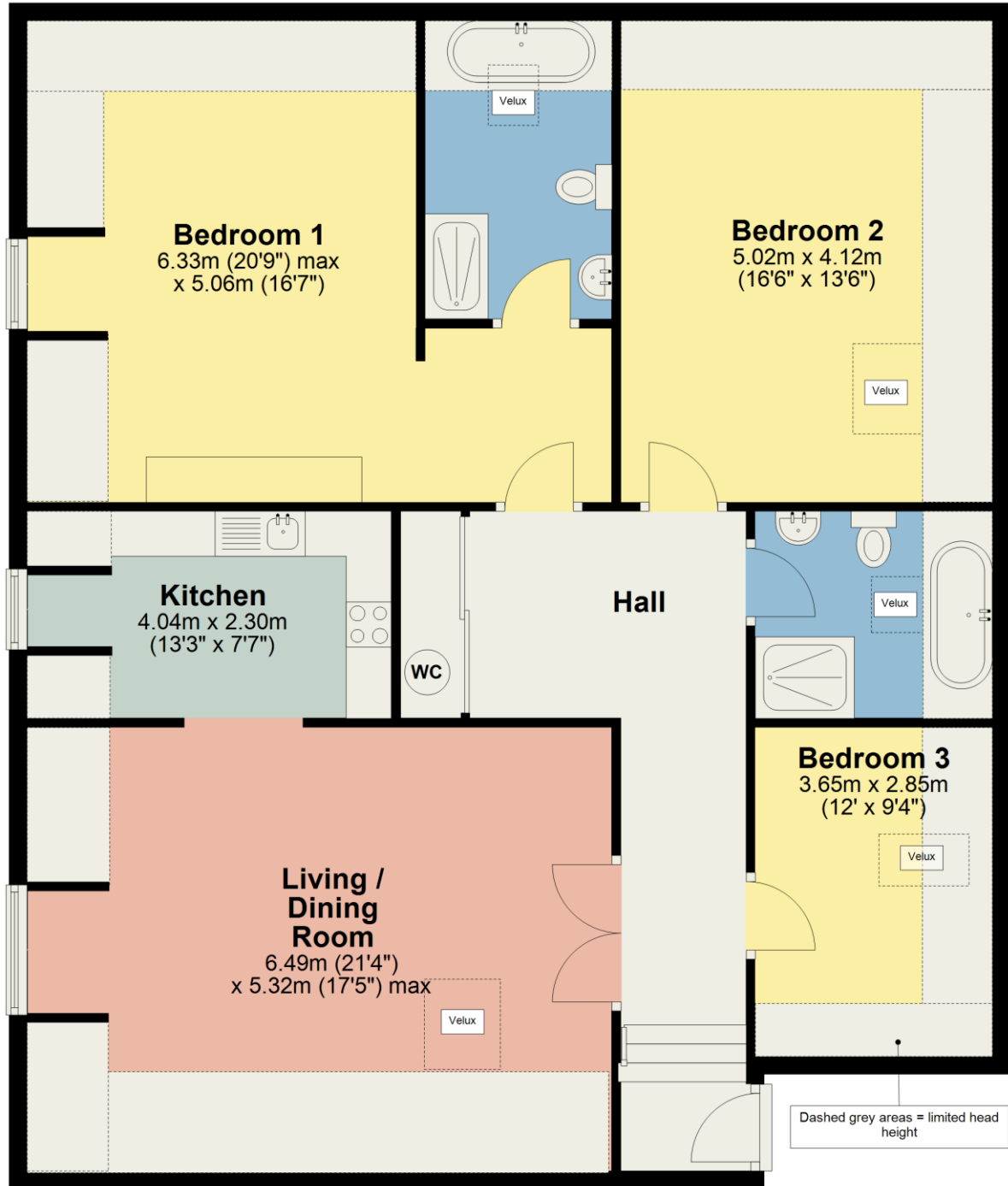


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Ground Floor

Approx. 129.4 sq. metres (1392.5 sq. feet)



Total area: approx. 129.4 sq. metres (1392.5 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF:

Plan produced using PlanUp.

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