



Haverthwaite

£490,000

Wood View, Haverthwaite, Nr Ulverston, Cumbria, LA12 8AE

What can we say about Wood View? It is one of those rare and special properties that from the moment you step inside feels like a warm comforting hug. Chain free and with a combination of the super open country views, fascinating period features including an array of impressive ancient beams, exposed stone and floorboards, deep set cottage windows, wonderful traditional stripped doors, lots interesting nooks and crannies and tasteful, neutral decor. These unique and enviable features sit alongside modern comforts such as attractive uPVC double glazed windows, oil fired central heating, Aga and wood burning stoves.

The layout is versatile and all rooms are unusually spacious and bright for a cottage that dates back to 1775! This lovely property will appeal to families in particular but also those seeking a spacious bolt hole within the very convenient location in the Lake District National Park.

Quick Overview

- Wonderful, countryside views
- Brimming with ancient charm and character
- Stunning original features
- Spacious with versatile layout
- Excellent, convenient location in LDNP
- Wonderful walks from the doorstep
- Well presented throughout
- Utility Room, Workshop & Summerhouse
- No upper chain
- Superfast Broadband



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Superfast
Broadband



1 Parking Space

Property Reference: G3042



Reception



Lounge



Kitchen



Utility Room

The main door opens directly into the first 'Reception Room'. A spacious and versatile room, currently utilised as a spacious Home Office but is suitable for many different uses including perhaps, formal Dining space or additional Sitting Room? A deep set, double glazed window enjoys a pleasant front aspect to open fields beyond. Exposed beams, recessed cupboard and shelves, stairs leading to the First Floor, door to Lounge and to large understairs cupboard. A couple of steps lead down into the Lounge - a very well proportioned room with recessed wood burning stove, exposed beams, 2 windows to the front enjoying similar, charming outlook to open countryside. A couple more steps lead down into the Breakfast Kitchen which is absolutely packed full of fascinating original features. There is an array of very impressive beams, exposed original stone - one carved with '1775 Haverthwaite', quirky recesses, external door and dual aspect windows. Sympathetically furnished with a range of soft green base cabinets with inset stainless steel sink unit and space for dishwasher, fridge freezer and free standing oven. Wonderful oil fired Aga and space for a central table. Of course, there is a super, walk in pantry - obligatory!

The short staircase leads up to the split level Landing with partly exposed, wide floor boards. Interestingly this is where you will find the rear door! There is also a very useful and spacious 'linen cupboard' - certainly no shortage of storage in this house! There are 3 very spacious Double Bedrooms. Bedroom 1 is of splendid proportions with a dual aspect and with 3 windows the light floods this Bedroom beautifully. There are even more delightful exposed beams and the dream of a spacious walk-in wardrobe/dressing room! The En-Suite is also dual aspect with a 3 piece white suite comprising WC, pedestal wash hand basin and bath. Bedrooms 2 and 3 have exposed beams and a delightful front aspect enjoying further pleasing open country views. The Shower Room has a frosted window to the side and a white suite comprising shower enclosure, WC and wash hand basin on vanity unit.

Just outside the Rear Door (on this level) is the Utility Room. Larger than the average Utility Room this will accommodate the usual utility equipment with ease. 'Velux' roof window, further side window and beautiful brown antique 'salt glazed' shallow sink with decorative scrolling in fully working order.

The Detached Workshop is a real added bonus but 'workshop' doesn't seem to do it full justice. With power, light, water and stove this room definitely gives cosy evening entertaining space feelings too!?!? Maybe a discussion for the new owners! The Garden is mainly to the side and rear and is perfectly in proportion for the house. There is a wooden Summer House - lovely for those lazy summer evenings. Several areas of level lawn, vegetable plots and a sunny paved patio. This Garden is perfect for those with green fingers or those without - as low or high maintenance as you like. Perfect for adults who like to entertain or children who like to explore. Enclosed by stone wall and mature hedge. To the bottom is a log store. Of course, the Garden has more of those super views! There is a Parking Space to the side with further Parking available on road.



Kitchen



Lounge



Bedroom 1



Bedroom 2



Bedroom 3



Walk-in Wardrobe/Dressing Room

Location Wood View is in a superb location! With very convenient access to the A590 for the commuters but far enough removed to enjoy a good level of peace. Just a mile or so from the base of Lake Windermere with the attractions of the Lake District practically on the door step, the quaint market town of Ulverston and Grange over Sands with rail, shopping and medical facilities are both approximately 15 minutes by car and approx 30 minutes from junction 36 of the M6 Motorway. In addition there are superb walks from the front door and the immediate area is very popular with cyclists. Haverthwaite is a popular and friendly village within the Lake District National Park with a real community feel. It has a highly regarded Public House and well used Village Hall.

To reach the property follow the A590 in the direction of Barrow in Furness, passing Newby Bridge and Backbarrow. Continue past Haverthwaite Railway and at the cross roads take the left turn opposite the right turn to Grizedale\Bouth. Follow the road around to the right after 'Hollow Oak Nursing Home' and Wood View, is the first property on the right hand side.

What3words - <https://what3words.com/pickle.roses.chess>

Accommodation (with approximate measurements)

Kitchen 17' 7" max x 15' 2" (5.36m max x 4.62m)

Lounge 15' 2" x 13' 9" (4.62m x 4.19m)

Dining Hall/Office 16' 1" x 13' 9" max (4.9m x 4.19m max)

Bedroom 1 15' 6" x 10' 7" (4.72m x 3.23m)

Dressing Room/Walk-in Wardrobe 7' 7" x 4' 9" (2.31m x 1.45m)

En-Suite Bathroom

Bedroom 2 15' 4" max x 11' 7" max (4.67m max x 3.53m max)

Bedroom 3 16' 7" max x 8' 2" max (5.05m max x 2.49m max)

Shower Room

Utility Room 14' 11" x 7' 0" (4.55m x 2.13m)

Workshop 14' 2" x 10' 10" (4.32m x 3.3m)

Summer House

Services: Mains electricity, water and drainage. Oil fired central heating and oil fired Aga. Calor gas to additional oven.

Solar panels feed directly to the grid. Vendors receive an annual income of approx £1000 per annum

Tenure: Freehold. Vacant possession upon completion.

Council Tax: Band E. Westmorland and Furness Council.

Notes: There is a right of access to the rear from the road via a path and a gate to the next door cottage - Havethwaite House Cottage.

Viewings: Strictly by appointment with Hackney & Leigh.



Bedroom 1



Rear Garden and Summer House



Views



Workshop



Rear

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

Rental Potential: If you were to purchase this property for residential lettings we estimate it has the potential to achieve between £1200 – £1300 per calendar month. For further information and our terms and conditions please contact the 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).

Meet the Team

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Viewings available 7 days a week
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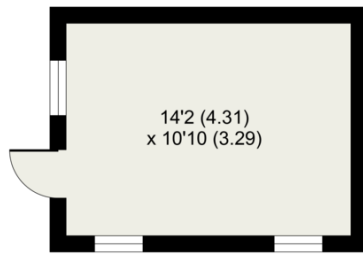
Wood View, Haverthwaite, Ulverston, LA12

Approximate Area = 1602 sq ft / 148.8 sq m

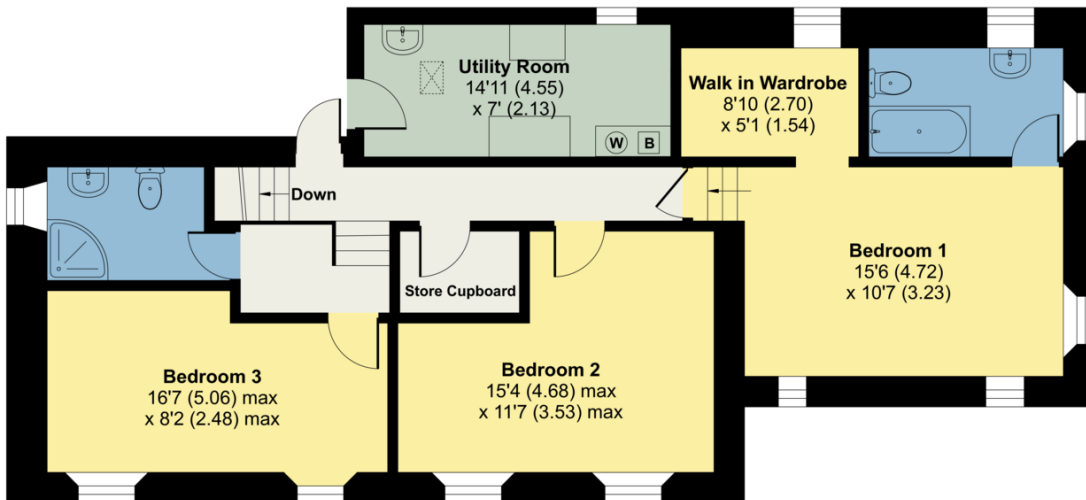
Outbuilding = 156 sq ft / 14.4 sq m

Total = 1758 sq ft / 163.2 sq m

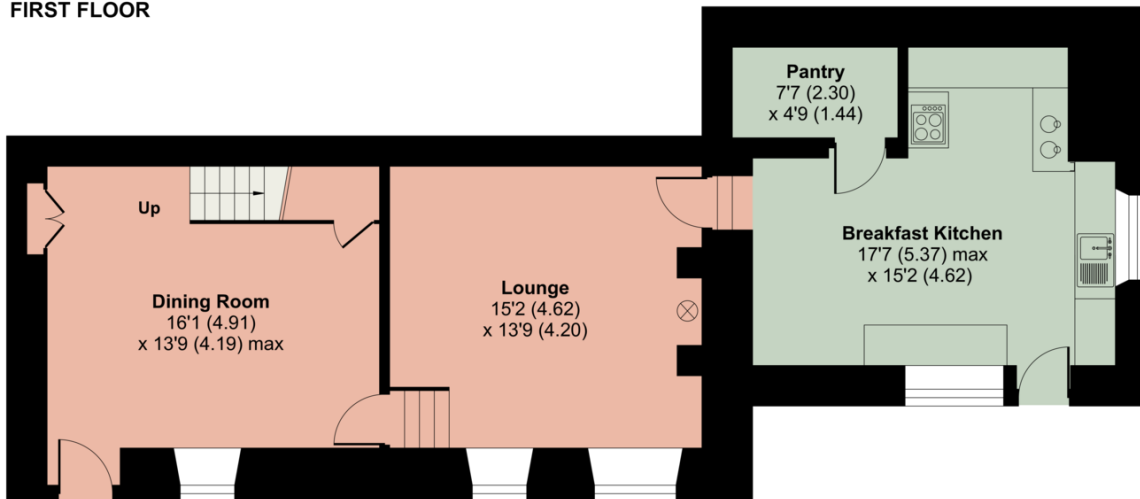
For identification only - Not to scale



OUTBUILDING



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1257024

A thought from the owners...

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