



Blawith

£475,000

Hollybank, Blawith, Nr Ulverston, Cumbria, LA12 8EQ

A substantial chain free Victorian former Rectory and Coach House enjoying wonderful countryside views in an excellent semi-rural location within easy reach of Beacon Tarn and Coniston Water. Situated just outside the main hustle and bustle of the Inner Lakes yet close enough to be in the thick of things in a flash. This property is quite special with well proportioned sunny rooms and features traditional of the era such as slate flagged floors, high ceilings, cornicing and original doors.

It is fair to say that the new owners may wish to lavish some care and attention here and there, but the 'bones' are superb and this does provide an exciting opportunity for the new owners to breathe new life into this charming building and make it their own.

The property is part double glazed with oil fired central heating and generous outdoor space - perfect for a keen gardener or adventurous children. For those with vision and imagination we would recommend an early viewing.

Quick Overview

- Superb open countryside views
- Traditional Period Features
- Wonderful walks on the doorstep
- A stones throw from the Southern tip of Coniston Water
- Exciting opportunity for those looking for a project
- Spacious sunny rooms
- Generous Gardens
- Parking and Coach House
- No upper chain
- Ultrafast Broadband



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E



Ultrafast
Broadband



Off Road
Parking

Property Reference: G3095



Entrance Hall



Kitchen



Snug



Bedroom 1

The lovely, central original blue painted door between 2 bay windows is a very attractive start and opens into the Hallway with original slate floor and decorative archway. Period doors to the ground floor rooms and access to a useful half cellar which has power and light. Either side of the Hallway are 2 spacious, sunny reception rooms with walk in bay windows. The Dining Room has feature cast iron fire place and the Lounge has a wooden floor and electric stove in a stone recess. To the rear is the cosy Snug or super Office, original flagged floor and high level rear window. The Kitchen is well proportioned with rear aspect and a continuation of the lovely flagged floor. A range of pine wall and base cabinets with 1½ bowl stainless steel sink unit, ceramic hob, electric double oven and integrated fridge and dishwasher. The Boot Room is a very useful space indeed - perfect for muddy boots, dogs and wet coats. It is home to the oil central heating boiler and has external door and doors to the Garage and Utility Room. The Utility Room is a good size with stainless steel sink, quarry tiled floor and space for washing machine and tumble drier. WC.

From the Entrance Hall, the wide, shallow staircase leads up past the full height picture window to the First Floor. Pleasing, country views to the rear. Bedroom 1 is a spacious Double Bedroom with fitted bedroom furniture, window seat and pleasant view into the Front Garden with glimpses of local fells and hills beyond.

Bedroom 2 is another good sized double room with similar very pleasing outlook to the front, window seat and fitted bedroom furniture. Bedroom 3 is the final Double Bedroom of generous proportions and pleasant side aspect. The Bathroom is very spacious indeed with a white suite comprising shower, bath, WC and pedestal wash hand basin. Airing cupboard with hot water cylinder and immersion heater.

The Attached Coach House has double wooden doors, power and light and is currently utilised as a Garage. To the rear of the Coach House is a smaller room with original fire place which has most recently been used as an Office. The Coach House also has the added potential (subject to the relevant planning consents) to be converted into further accommodation ie: Annexe/Airbnb or for use by a Dependent Relative or a superb Teenage Den. Historically the former Rectory used the Coach House for the storage or large carts and the horses were stored in 'The Stables' on the other side of Hollybank. Parking for several cars to the rear. Externally this property boasts generous grounds with the main Garden being laid to lawn and situated to the front. This south facing Garden is super for busy children and outdoor entertaining. Some charming views.



Lounge



Dining Room



Bedroom 2



Bedroom 3



Bathroom



Utility Room

Location Blawith is a small semi-rural hamlet close to the foot of Coniston Water and Beacon Tarn. Blawith enjoys the convenience of a short drive to the attractions of the Inner Lake District but is quieter without the crowds! It is approximately 1 mile from the southern tip of Coniston Water, Coniston Village is 6½ miles and Lowick, with the Red Lion Public House is around 1½ miles. The historic market town of Ulverston is just over 7 miles away and provides a wide range of amenities such as Railway Station, Schools, Public Houses, Cafes, Shops and Super Markets - it is also famously the birth place of Stan Laurel.

To reach the property proceed along the A590 in the direction of Ulverston. Take the 2nd exit at Greenodd roundabout onto the A5092. Follow the road just over 2 miles and take the right turn towards Coniston/Torver. Proceed into the Hamlet of Blawith passing a left turn into Pitchall Road and the driveway/entrance to Hollybank can be found immediately after the property on the left. It is easy to miss!

What3words -
<https://what3words.com/respect.showering.oldest>

Accommodation (with approximate measurements)

Hallway

Lounge 14' 3" into bay x 10' 8" (4.34m into bay x 3.25m)

Dining Room 14' 11" into bay x 10' 8" (4.55m into bay x 3.25m)

Snug/Study 11' 3" x 8' 10" (3.43m x 2.69m)

Kitchen 11' 10" x 11' 0" (3.61m x 3.35m)

Boot Room 9' 6" x 5' 11" (2.9m x 1.8m)

Utility Room/WC 7' 6" x 6' 7" (2.29m x 2.01m)

First Floor

Bedroom 1 11' 3" x 11' 1" (3.43m x 3.38m) inc wardrobe

Bedroom 2 13' 3" x 11' 1" (4.04m x 3.38m) inc wardrobe

Bedroom 3 11' 8" x 11' 0" (3.56m x 3.35m)

Bathroom

Coach House 11' 10" x 10' 2" (3.61m x 3.1m)

Office 10' 0" x 7' 8" (3.05m x 2.34m)

Services: Mains electricity and water. Oil fired central heating. Recently installed double banded oil tank. Shared septic tank drainage with neighbouring property Roodland Cottage. 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.

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

Council Tax: Band F. Westmorland and Furness Council.



Bedroom 1



Coach House



Garden



Office



Material Information: There could be potential asbestos in the Boot Room, it is up to the Buyers to investigate this.

Viewings: Strictly by appointment with Hackney & Leigh.

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

Anti-Money Laundering Check (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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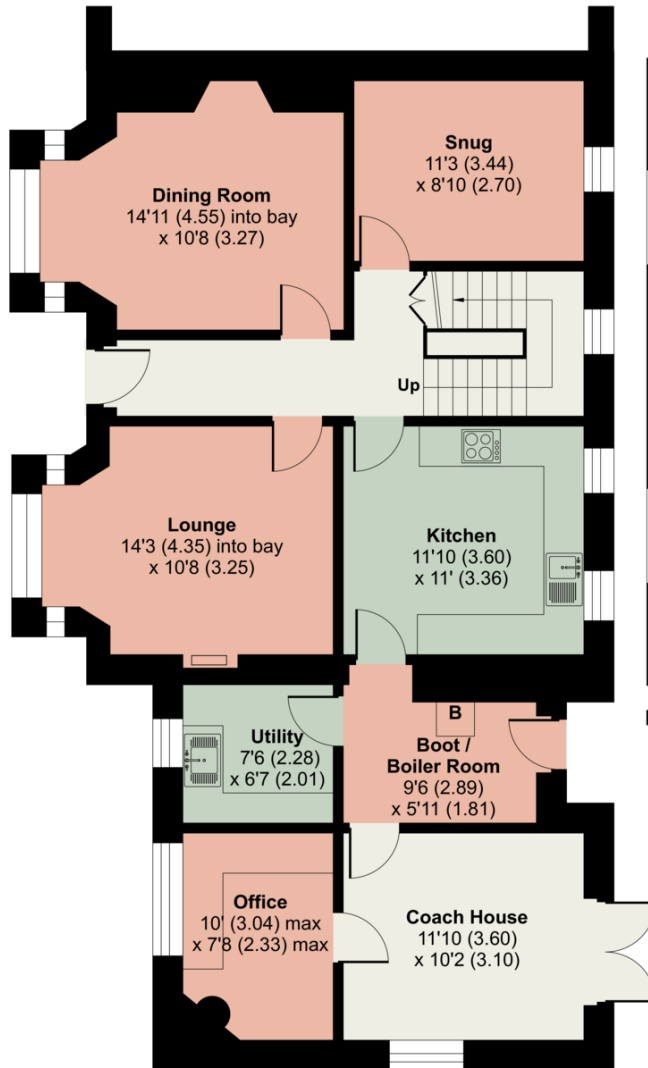
Hollybank, Blawith, Ulverston, LA12

Approximate Area = 1545 sq ft / 143.5 sq m

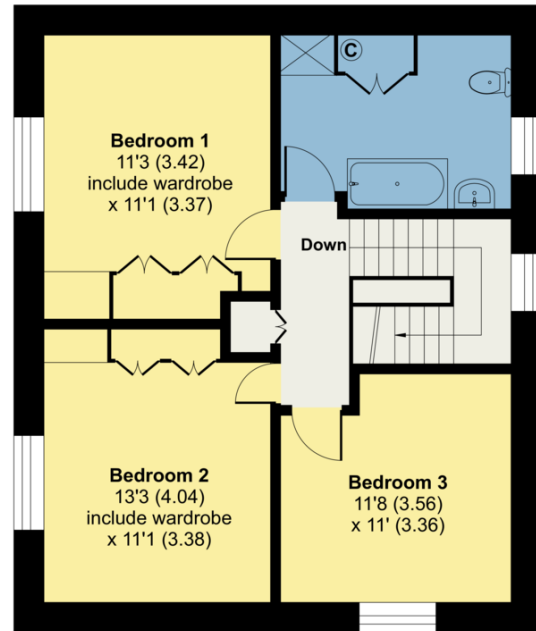
Coach House = 124 sq ft / 11.5 sq m

Total = 1669 sq ft / 155 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n'checon 2025. Produced for Hackney & Leigh. REF: 1289553

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