

# ROSS

# Estate Agencies



| Hooks Lane | Ulverston | LA12 0TH

- Outstanding Detached Residence
- Situated In A Stunning Location
- Individually Designed And Constructed
- Unique Family Home
- Extensive Accommodation
- 5 Ensuite Bedrooms
- Quality Fixtures And Fittings Throughout

Offers in the region £995,000

- Extensive Off Road Parking And Garden Grounds
- Double Garage With Annex
- Council Tax Band G



## Property Description

Situated on the outskirts of Little Urswick, in a truly stunning location, this is a rare opportunity to purchase a privately built, individually designed detached residence. The property was constructed in 2013 and has private drive access from Hooks Lane leading to the house, garage and gardens. The property has quality fixtures and fittings throughout and the extensive accommodation comprises internally; stunning reception entrance hall, lounge, spacious family kitchen/diner, utility room, washroom and 3 ground floor bedrooms all with ensuite facilities. To the first floor is a stunning entertainment room with access to balcony overlooking open countryside, study and 2 further ensuite bedrooms with the master room being of superb dimension and having a fantastic ensuite with large jacuzzi bath. The views to the rear of the property across open countryside are stunning and externally the house has a deep set frontage with ample off road parking for numerous vehicles, a large detached garage with first floor annex that is ideal as an additional rental income/holiday let and to the rear there is a large garden with lawns, patio, decking and hot tub. The rear garden adjoins open countryside and has superb views.

Overall, this is a unique and rare opportunity to purchase a spectacular, 5 bedroom detached family residence in a sought after rural location. Early viewing is highly recommended.

### SERVICES

Water, Electric, Telephone, Septic Tank Drainage, LPG Gas Central Heating

### FRONTAGE

Leading to the property, this has just recently been tarmacked and new gravel in the parking areas all around the front, having deep set garden frontage with drive access and substantial off road parking leading to the house, garage and annex.

### RECEPTION HALL

**20' 7" x 16' 8" (6.27m x 5.08m)**

A stunning reception hall with vaulted ceiling, galleried balcony, open glass feature staircase, feature slate wall, 6 power points, double glazed windows, under floor heating and access to the inner hall and further ground floor rooms.

### FAMILY ROOM

**19' 2" x 15' 5" (5.84m x 4.7m)**

Having vaulted ceiling, 8 power points, TV point, under floor heating, log burning fire with slate hearth, feature pointed brick wall, 2 double glazed sky lights and 2 uPVC double glazed windows.

### FAMILY KITCHEN/DINER

**30' 5" x 18' 10" (9.27m x 5.74m)**

A beautiful family kitchen/diner with white fronted wall and base storage cupboards, 2 island units with connecting breakfast bar, silestone working surfaces, rebated Franke stainless steel sink, Franke mixer tap and separate hot tap, Siemens dishwasher, Neff induction hob, 2 Neff ovens, Neff microwave and warming drawer, American style fridge freezer, engineered oak flooring to the kitchen area, slate flooring to the dining and seating area, ample power points and TV points, feature slate wall, bifold doors to the extensive garden with superb open country views, LED downlights, built in speakers, under floor heating and dual aspect log burning fire heating the kitchen and family room.

### UTILITY ROOM

**11' 2" x 7' 7" (3.4m x 2.31m)**

Having built in storage cupboard, plumbing for a washing machine, marble effect working surface, 6 power points, uPVC double glazed door to the side elevation and cupboard housing the gas central heating boiler and hot water tank.

### WASHROOM

**7' 7" x 4' (2.31m x 1.22m)**

Having built in base storage cupboard, W/C, inset washbasin recessed into the working surface, tiled flooring, tiled surrounds, inset mirror, under floor heating, xpelair and heated stainless steel towel rail.

### REAR HALL

The rear hall gives access to 3 ground ensuite bedrooms. It has low level lighting, engineered oak flooring and uPVC double glazed picture windows overlooking the garden with uPVC double glazed door giving access to the garden.

### GROUND FLOOR BEDROOM 3

**16' 5" x 15' 8" (5m x 4.78m) (widest)**

Having built in double wardrobe, wall light, 10 power points, radiator, TV point, LED downlights, uPVC double glazed double doors to the side decking, country views and oak door access to the ensuite shower room.

### ENSUITE SHOWER ROOM

**9' 5" x 5' 5" (2.87m x 1.65m)**

Having walk in double shower cubicle with rainfall shower head and screen, W/C, washbasin, base storage cupboards, tiled surrounds, tiled flooring, heated towel rail, xpelair, LED downlights and uPVC double glazed window.

### BEDROOM 4

**16' 6" x 15' 7" (5.03m x 4.75m) (widest)**

Having built in mirror fronted sliding door wardrobe and storage, 10 power points, radiator, TV point, uPVC double glazed double doors to the garden and oak door to the ensuite bathroom.

### ENSUITE BATHROOM

**9' 5" x 5' 5" (2.87m x 1.65m)**

Having P-shaped bath with over bath shower, rainfall and traditional shower heads, shower screen, W/C, washbasin, base storage cupboards, heated towel rail, xpelair, LED down lights and uPVC double glazed window.

### BEDROOM 5

**16' 6" x 15' 10" (5.03m x 4.83m) (widest)**

Having mirror fronted sliding door wardrobe and storage, LED down lights, wall light, 12 power points, radiator, TV point, uPVC double glazed double doors to the side decked area and oak door to the ensuite shower room.

### ENSUITE SHOWER ROOM

**9' 6" x 5' 5" (2.9m x 1.65m)**

Having walk in double shower cubicle with rainfall shower head, shower screen, tiled surrounds, built in base storage cupboards, W/C, washbasin, xpelair, LED down lights, heated towel rail and uPVC double glazed window.





### **GALLERIED LANDING WITH OFFICE**

**21' x 7' 10" (6.4m x 2.39m)**

A splendid landing with vaulted ceiling overlooking the reception hall, engineered oak flooring and study area with ample power points and telephone points. The galleried landing gives access to bedroom 1 and 2 and the entertainment room.

### **ENTERTAINMENT/FAMILY ROOM**

**30' 11" x 19' 5" (9.42m x 5.92m)**

Having vaulted ceiling, engineered oak flooring, built in bar with working surface, rebated 1 1/2 bowl sink, shelving, built in speakers, ample power points, 2 radiators, TV points, uPVC double glazed windows to the front elevation and uPVC double glazed windows and double doors to the decked balcony with superb open country views.

### **DECKED BALCONY**

Having south-westerly aspect and stunning open country views and outside lighting.

### **BEDROOM 1**

**32' 7" x 21' 2" (9.93m x 6.45m) (incorporating the ensuite bathroom)**

A simply stunning master bedroom suite with mirror fronted sliding door wardrobes, 2 radiators, ample power points, vaulted ceiling, up lights, double glazed picture windows with fitted blinds and beautiful open country views. Bedroom 1 has access to the ensuite bathroom.

### **ENSUITE BATHROOM**

Having large jacuzzi bath, his and hers washbasins, W/C, separate shower with rainfall and traditional shower heads, built in television and speakers, vaulted ceiling, LED down lights, heated towel rail, slate tiled flooring, built in storage drawers, xpelair, inset wall mirror and uPVC double glazed window.

### **BEDROOM 2**

**16' 6" x 15' 10" (5.03m x 4.83m) (widest)**

Having 8 power points, TV point, radiator, fold down ladder to loft, uPVC double glazed double doors and oak door to the ensuite shower room.

### **ENSUITE SHOWER ROOM**

**7' 7" x 4' 8" (2.31m x 1.42m)**

Having fully tiled walls, walk in double shower and screen, W/C, washbasin with base storage cupboards, working surface, heated towel rail, tiled flooring, xpelair, LED down lights and uPVC double glazed window.

### **GARDEN GROUNDS**

To the rear of the property and side of the property are extensive garden grounds with lawns, 2 large paved patios, decked seating area, low level lighting, mature borders, hot tub and outside power and light. The garden adjoins open countryside to the side and rear. To the side of the property there is a natural/wildlife garden area.

### **GARAGE AND ROSEWOOD ANNEX**

#### **GARAGE**

**25' 2" x 24' 9" (7.67m x 7.54m)**

Having electric roller door access, uPVC double glazed door to the side elevation, oil fired central heating boiler, radiator, ample power points and access to Rosewood annex studio.



## Tenure

Freehold

## Council Tax Band

## Viewing Arrangements

Strictly by appointment

## Contact Details

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## ROSEWOOD ANNEX STUDIO APARTMENT

### GROUND FLOOR ENTRANCE HALL

25' 1" x 10' 2" (7.65m x 3.1m)

Having private uPVC double glazed front door, uPVC double glazed window, 6 power points and access to the first floor studio apartment.

### STUDIO APARTMENT

35' x 25' (10.67m x 7.62m) (incorporating the shower room)

This is an open plan lounge, dining and kitchen area.

Having comfortable lounge, dining and bedroom areas, 2 radiators, ample power points, TV points, wood effect flooring, 2 double glazed sky lights and 2 uPVC double glazed windows.

The kitchen area has white fronted base storage cupboards, working surfaces, tiled surrounds, breakfast bar, rebated 1 1/2 bowl sink, 4 ring electric hob and electric oven.

### SHOWER AREA

10' 8" x 8' (3.25m x 2.44m)

Having walk in tiled double shower cubicle, W/C, washbasin with base storage drawer, heated towel rail and double glazed skylight.

This annex is ideal for additional family living or alternatively it makes an excellent rental/holiday let.

## VIEWING

Strictly Accompanied

Draft Particulars Subject To Client Approval.

## AGENT NOTE

In order to be able to purchase a property in the UK, all agents have a legal requirement to conduct identity checks on all customers involved in the transaction to fulfil their obligations under anti money laundering regulations. Ross Estate Agencies outsource this check to a third party and an additional charge to purchasers will apply. Please contact the office for more details.

Anti-Money Laundering checks cost - £30.00 Inc VAT \*\* This is non refundable once the AML check has been carried out \*\*

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	85	88
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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