

ROSS Estate Agencies



Moat Farm | Aldingham, Near Ulverston, | Cumbria, | LA12 9RU

- Splendid Detached Farmhouse with date stamp of 1737
- Seaside Location, with private access to a secluded Beach
- 4 Reception Rooms and Farmhouse Style Kitchen
- 6 Double Bedrooms (2 En-Suite)
- Family Bathroom, Utility Room, Cloakroom
- Attached Annexe, suitable for Studio/Stables or (subject to PP) a Granny Annexe/Holiday Let

Offers in the region of £595,000

- Mature Established garden's and Orchard to rear
- Off Road Parking For Several Cars
- Council Tax Band F



Property Description

Wow! A traditional detached farmhouse built approximately 1737 and constructed of stone and with a slate roof (apparently re-roofed in 2010). Situated on the Coast Road near Aldingham between Ulverston and Barrow-in-Furness and with its own private access to a secluded beach.

The farmhouse has excellent living accommodation comprising an entrance hallway with a slate effect floor which gives access to the Music Room and Morning Room (both with fireplaces), the Living Room which has a wood burner style fire, farmhouse style Kitchen, Utility Room, Cloakroom and access to the rear to the well-established orchard (approximately one third of an acre). There is an attached Annexe which contains two separate rooms (one currently used as a storeroom) and both of which have power and water. It is ideal for conversion (subject to PP) to a granny annexe or accommodation for a disabled person or as a holiday let. Also perfect as a studio or back to their original use as stables!

The stairs lead from entrance hallway to the upstairs landing which leads to six generous sized double bedrooms - those at the rear of the house have an amazing sea view and those to the front have views of the open fields. Two of the bedrooms have en-suite showers rooms and one bedroom has a fireplace. There is also a family bathroom.

The farmhouse is set in mature garden with dry stonewalling surrounding the front garden and a courtyard area to the side of the Annexe which has parking for several cars. There is a small gate leading from the garden to the rear orchard, which has well established fruit trees. There is a well-maintained grassed track leading to the private beach.

This beautiful property is a real "one-off" and is perfect for a larger family or those with dependent relatives. It is a real "lifestyle choice" home and perfect for those who enjoy the countryside, nature and the coastal location but who also enjoy the sheer space that this property has to offer both with living accommodation and garden area.

We highly recommend that you view this property as soon as you can!

SERVICES

Electric, Water, Telephone, Septic Tank, Drainage (septic tank located in the orchard) oil fired central heating

LOCATION

<https://what3words.com/shifts.masks.buzzing>

FRONTGE/OUTSIDE AREAS

Access drive for several cars, gate to large parking area, access to main property with walled garden, access gate to a mature lawned garden area with plants/shrubs, seating areas, side access gate to rear garden, access to annexe

GROUND FLOOR ACCOMMODATION

ENTRANCE HALL

Traditional wooden door leading to the main entrance hall which has a slate effect floor, radiator, doors leading to the downstairs rooms and a spindle staircase leading to the upstairs.

LIVING ROOM

19' 3" x 16' 4" (5.87m x 4.98m)

Double glazed window with window seat and views over the front garden, radiator, feature stone fireplace with wood burner style fireplace, built in alcove storage cupboard, picture rail, TV aerial point and door to kitchen.

MORNING ROOM

14' 4" x 14' 3" (4.37m x 4.36m)

Double glazed window with views to the side of the farmhouse, radiator, open fireplace with tiled hearth. Wood effect flooring.

MUSIC ROOM

14' 2" x 14' 1" (4.32m x 4.31m)

Two double glazed windows, one overlooking the front garden and the other overlooking the garden to the side, open fireplace with tiled hearth and wood effect flooring. TV aerial point.

OFFICE/STUDY

8' 4" x 7' 10" (2.55m x 2.39m)

Double glazed window overlooking the orchard to the rear, radiator and open to the Games Room (fourth reception room).

GAMES ROOM

11' 8" x 118' 3" (3.58m x 36.06m)

Two Double glazed windows overlooking the rear orchard, slate style flooring and radiator. Door leading to the kitchen.

KITCHEN

16' 2" x 18' 7" (4.93m x 5.68m)

Two double glazed windows, one overlooking the front courtyard and the other looking out to the orchard. A farmhouse style fitted kitchen with plenty of room for a dining table and chairs/benches. Wall and base units, wine rack, glass display units, worktops to compliment and tiled splashbacks. Inset 1 1/2 bowl sink unit with mixer taps, freestanding range cooker (two ovens, a grill and a five-ring hob) with extractor hob over, plumbing for a dishwasher and ceiling spotlights. Door leading to the inner hall area.

CLOAKROOM/WC

Frosted glass window to the courtyard area, low level WC, pedestal hand wash basin with taps, tiled splashback and tiled flooring.

UTILITY ROOM

11' 3" x 8' 3" (3.44m x 2.52m)

Fitted base units and worktops, stainless steel sink and drainer with mixer taps, plumbing for a washing machine, oil fired central heating boiler. Half glazed door to rear orchard.





FIRST FLOOR ACCOMMODATION

BEDROOM 1 (WITH EN-SUITE)

16' 0" x 18' 6" (4.88m x 5.64m)

Two double glazed windows, one facing the front courtyard and garden and the other facing the rear orchard. Ceiling spotlights, open fireplace, radiator and door to en-suite shower room with low level WC, pedestal hand wash basin with taps, double sized shower cubicle with shower, tiled splashbacks, radiator and ceiling spotlights.

BEDROOM 2 (WITH EN-SUITE)

14' 0" x 14' 2"

Two double glazed windows, one facing the front garden and the other overlooking the side of the garden. Radiator and built in line cupboard, door to en-suite shower room with low level WC, pedestal hand wash basin with taps, double sized shower cubicle with power shower, tiled splashbacks and radiator.



BEDROOM 3

13' 1" x 14' 1" (4.01m x 4.30m)

Double glazed window overlooking the side of the house and the sea, radiator and original built in alcove cupboard.

BEDROOM 4

12' 8" x 12' 3" (3.87m x 3.75m)

Double glazed window with window seat and radiator.

BEDROOM 5

13' 10" x 11' 7" (4.22m x 3.54m)

Double glazed window with window seat and radiator.

BEDROOM 6

13' 5" x 11' 5" (4.10m x 3.50m)

Double glazed window with window seat and radiator

FAMILY BATHROOM

Double glazed window overlooking the side courtyard area, deep windowsill, low level WC, pedestal hand wash basin with taps, panelled enclosed bath with overhead power shower and tiled splashbacks. Radiator.



EXTERNALLY

ANNEXE

12' 2" x 13' 8" (3.71m x 4.19m)

Comprising two separate rooms - 12'2" x 13'8" (3.71m x 4.19m) - each. Both with power, light and one with a feature sink and panelled ceiling. The second is used as a storeroom.

WOODEN LEAN TO/BBQ AREA

Attached to the end of the Annex and with sink unit, taps, worktops and power.

GARDEN

To the front of the farmhouse there is a large, mature garden enclosed by a dry-stone wall and with side gates leading to the courtyard area and the rear orchard. The garden has mature shrubs and plants. The orchard to the rear has mature apple, pear, damson and plum trees and the grassed track leads down to a large wooden gate at the bottom which gives access to the secluded and private beach.



OUTSIDE WC

Attached to the back of the farmhouse, and in the orchard, there is an outside cloakroom/washroom with a low-level WC, small hand wash basin with mixer taps and plumbing for a washing machine

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 - £25.00
+ VAT ** This is non refundable once the AML check has been carried out

Tenure

Freehold

Council Tax Band

F

Viewing Arrangements

Strictly by appointment

Contact Details

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