



Gawthwaite Farm, Gawthwaite  
£750,000



## Gawthwaite Farm

Gawthwaite, Ulverston

A charming detached property that dates back to around the 1870s is pleasantly located in the hamlet of Gawthwaite which is south of Coniston Water, within 4 miles of the market town of Ulverston and is ideally placed for easy access to the M6 via the A590, the Furness peninsula and the Lake District National Park.

The well presented accommodation boasts many traditional and character features and briefly comprises a sitting room, dining room, breakfast kitchen and study to the ground floor with the lower ground floor being the converted cellar which has been renovated to a high standard which could have scope to be separate living accommodation, utility room and cloakroom. The first floor offers three double bedrooms with one having access to a converted room that could be turned into an en-suite with far reaching views and a family bathroom. On the second floor is the attic which has ample space. The property benefits from double glazing, oil central heating and 40 miles of uninterrupted views.

Outside there are extensive grounds with many outbuildings, a beautiful pond in the centre of the gardens which looks out to the fells. Double garage and driveway parking to the front.

Council Tax band: E

Tenure: Freehold

## LOWER GROUND FLOOR

### CELLAR

13' 3" x 9' 11" (4.03m x 3.01m)

Both max. Radiator, extractor fan, porcelain flooring.

### GYM

20' 9" x 11' 11" (6.32m x 3.62m)

Both max. Double glazed window, radiator, porcelain flooring.

### SHOWER ROOM

7' 5" x 6' 5" (2.26m x 1.96m)

Both max. Double glazed window, heated towel radiator, walk in shower with thermostatic shower fitment, extractor fan, electric under floor heating, fully tiled walls and floor.

### ENTRANCE HALL

6' 11" x 3' 9" (2.12m x 1.14m)

Both max. Double glazed door to patio, porcelain flooring.

### UTILITY ROOM

11' 10" x 11' 3" (3.60m x 3.44m)

Both max. Double glazed door to patio, radiator, base units, plumbing for washing machine, oil boiler, space for fridge freezer, stone flooring.

### CLOAKROOM

4' 7" x 2' 11" (1.39m x 0.90m)

Both max. Radiator, W.C. wash hand basin, partial tiling to walls, extractor fan, stone flooring.

## GROUND FLOOR

### KITCHEN

14' 11" x 13' 0" (4.55m x 3.95m)

Both max. Double glazed door, double glazed window, hand built units, Belfast sink, SMEG oven set into brick alcove (SMEG for sale by separate negotiation), space for fridge freezer, two extractor fans, larder and large dresser, exposed beams, tiled flooring, electric underfloor heating, access to utility room.

### DINING ROOM

15' 3" x 12' 7" (4.64m x 3.83m)

Both max. Double glazed door, double glazed window, radiator, decorative feature fireplace, Oak flooring.





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## GARDEN

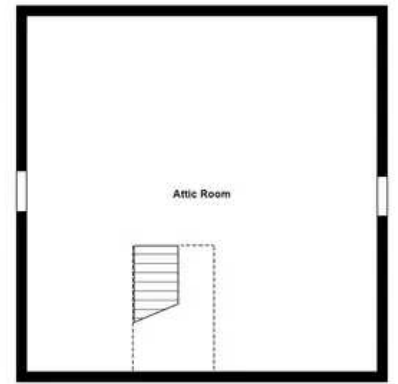
An impressive 3.5 acres of land with many charming and beautiful features with spectacular far reaching views. The grounds has lots of outbuildings which include a wood store, potting shed, tractor shed, summer house, a stunning Lapland BBQ house and a Hot Tub house which houses a state of the art Hot Tub Spa. The garden has well kept lawns, borders and well established trees and hedges it also boast two pleasant fruit orchards. There are also patio areas with ample space for garden furniture.

## GARAGE

Double Garage

22' 14" x 20' 70" (6.75m x 6.31m) Two electric up and over garage doors, stable door, double glazed window to side, two double glazed Velux windows, light and power, external step.





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Total Area: 277.4 m<sup>2</sup> ... 2986 ft<sup>2</sup>

For illustrative purposes only - not to scale. The position and size of features are approximate only.  
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## THW Estate Agents

Palace Buildings Main Street, Grange-Over-Sands - LA11 6AB

015395 33335 • [grange@thwestateagents.co.uk](mailto:grange@thwestateagents.co.uk) • [www.thwestateagents.co.uk](http://www.thwestateagents.co.uk)

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