



Holly How Hazelrigg Lane, Newby Bridge
£550,000



Holly How Hazelrigg Lane

Newby Bridge, Ulverston

A charming well proportioned detached property beautifully situated in an elevated, private position amidst substantial gardens and grounds in the desirable area of Newby Bridge within the Lake District National Park. The property enjoys views towards Chapel House and White Stone and has easy access to local amenities and town. Road links can also be accessed with ease to the M6 Motorway and the Lake District National Park.

Nestled in the idyllic countryside, this charming 3 Bedroom Detached House presents an exceptional opportunity for those seeking a tranquil family retreat. There is huge potential for a buyer to have plenty of scope to develop and remodel to their taste. The detached family home boasts two reception rooms - a sitting room taking in the views across the valley and a dining room - perfect for hosting gatherings or relaxing with loved ones. The fitted kitchen features a convenient breakfast bar and provides seamless access to the rear of the property, making outdoor dining a breeze. Three generously-sized double bedrooms are spread across the ground and first floors, offering flexibility and privacy for all occupants. Substantial eaves storage and loft space can be found upstairs which is an added benefit for all your storage needs. The ground floor is complete with a three-piece suite bathroom, while a cloakroom is located on the first floor for added convenience. The property sits on extensive grounds encompassing in excess of 4 acres of lush woodland, along with landscaped front and rear gardens, providing a peaceful oasis for nature enthusiasts. Garage and driveway parking are also available, ensuring practicality and ease of access.



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With the potential for further development, this property offers a rare chance to create a bespoke family haven in a coveted location with easy access to local amenities and towns.

Outside, the property's vast outdoor space is a true highlight, comprising a detached garage and garage under the house. There is also driveway parking at the front - enhancing both convenience and security. The expansive garden area extends from the front to the rear of the property, featuring a fenced section with a charming greenhouse and a delightful patio area for al fresco gatherings. Well-maintained lawns, mature hedges, and ample planting space add to the property's appeal, creating a picturesque setting for outdoor enjoyment. Beyond the fenced garden area, the plot expands into a majestic 4-acre mixed woodland and cleared sections, offering endless possibilities for landscape design or the creation of a natural habitat. This property truly exemplifies countryside living at its finest, offering a harmonious blend of comfort, privacy, and potential for future expansion. Don't miss the opportunity to make this tranquil retreat your own and experience the beauty of rural living at its best.

SERVICES

Mains electric, private water, oil heating, septic tank (would require updating meet current standards).

- Detached family home
- Two reception rooms with a sitting room and dining room
- Fitted kitchen with a breakfast bar and access to the rear
- Three double bedrooms with one being on the ground floor and two on the second floor
- Three piece suite bathroom on the ground floor and a cloakroom on the first floor
- Extensive grounds in excess of 4 acres of woodland and front and rear gardens
- Two garages and driveway parking
- Set in a beautiful countryside location
- Easy access to local towns and amenities
- Potential to be built upon

From Newby Bridge roundabout on the A590 head towards Ulverston and take the immediate first left hand turn into Canny Hill. Continue for around ½ a mile up Canny Hill joining Hazelrigg Lane and the property can be found on the right hand side.

WHAT3WORDS:///showcases.gone.mealtime

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: F

IDENTIFICATION CHECKS

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GROUND FLOOR

ENTRANCE HALL

6' 5" x 4' 4" (1.95m x 1.33m)

INNER HALLWAY

12' 5" x 11' 3" (3.79m x 3.43m)

SITTING ROOM

15' 3" x 13' 5" (4.66m x 4.09m)

KITCHEN

15' 4" x 8' 10" (4.68m x 2.69m)

DINING ROOM

9' 11" x 9' 11" (3.01m x 3.01m)

BEDROOM

12' 4" x 9' 7" (3.75m x 2.91m)

BATHROOM

6' 10" x 6' 7" (2.08m x 2.00m)

FIRST FLOOR

LANDING

6' 2" x 4' 4" (1.88m x 1.32m)

BEDROOM

13' 9" x 10' 11" (4.19m x 3.33m)

This room has deep built in wardrobes.

BEDROOM

12' 10" x 12' 6" (3.92m x 3.82m)

CLOAKROOM

6' 4" x 4' 0" (1.93m x 1.22m)









Floor -1



Floor 0



Floor 2

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