



Ulverston

£195,000

2 Trinity Court, New Church Lane, Ulverston, Cumbria, LA12 7NH

2 Trinity Court is a unique property. Grade II Listed and arranged over 3 floors with a versatile layout, interesting features, spacious and light rooms and an excellent location.

Your chance to own part of a former church - how often does that possibility come along?

Having been a much loved second home for the last 5 years the condition is excellent and can be offered for sale fully furnished (apart from personal effects) so it is just ready for the lucky new owner to turn the key and pop the kettle on!

There are subtle nods to this buildings past throughout such as the original iron windows (with secondary glazing) and tastefully painted stone work. Alongside everything else that this property has to offer is the communal former Alter complete with magnificent stained glass window - used largely for storage. Designated parking space and well tended spacious communal gardens with the odd gravestone or two! Completely fascinating - you must see it for yourself.



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Superfast
Broadband



Allocated Private
Parking

Quick Overview

Unique Property Within Converted Church

2 Bed Apartment Set Over 3 Floors

Walking Distance to Town Centre

Ideal for commuters to BAE

Can Be Available Fully Furnished!

Close to Rail Links

Communal Gardens

Private And Visitor Parking

No Upper Chain

Superfast Broadband

Property Reference: U1000



Kitchen



Open Plan Living/Dining Room



Bedroom 2/Lounge



Bathroom

The original arched door leads in to the Shared Entrance and provides access to all floor. The front door opens into the Entrance with door to the useful Utility Room. Shelved and with space for washing machine, tumble drier and additional storage. The Open Plan Kitchen/Dining/Living Room is spacious with window to the front. Excellent under stairs cupboard with shelving. The Kitchen is well equipped and furnished with a range of white gloss wall and base cabinets with contrasting black work surface and inset 1½ bowl sink. Integrated wine fridge, fridge and dishwasher. Built-in electric oven and ceramic hob with extractor over.

The stairs lead up to the First Floor where you will find Bedroom 2 (currently utilised as Lounge). This very generous Double Bedroom enjoys a front aspect and next door is a Study/Store. Used currently as a spacious walk-in wardrobe this room could easily accommodate a desk or a cot so a nursery is a real possibility. The Bathroom serving this floor has a white suite comprising bath with shower over, wash hand basin and WC. Chrome ladder radiator, mirror fronted medicine cabinet and complementary tiling. From the First Floor Landing stairs lead to the Second Floor with large walk in Linen cupboard housing the water cylinder. Fire escape door and doors to Shower Room and Bedroom 1. Bedroom 1 is a larger than average Double Bedroom with feature arch, floor level arched window and door to the 'Jack n Jill' Shower Room, which has a 3 piece white suite comprising corner shower, WC and wash hand basin. Chrome ladder radiator and mirror medicine cabinet.

The communal areas are impressive. The spacious original entry and original altar are very impressive indeed. The alter area is used for general storage. The Communal Gardens are spacious, sunny and well tended, with several generous expanses of level lawn, a 'wild flower' area with some mature trees and a couple of further areas with ancient gravestones. There is private Parking for 1 vehicle and Visitor Parking available.

Location Ulverston is the birth place of Stan Laurel and a charming, vibrant market town with excellent links to Barrow in Furness and the A590. This friendly small town is famed for Events and Festivals which include the superb Lantern Procession, Dickensian Festival and Flag Fortnight to name but a few. Complete with delightful cobbled streets, town crier and indoor market. Ulverston enjoys a superb range of amenities including Schools, Doctors Surgeries, Coronation Hall, Railway Station, Library, Post Office, and a good range of shops for everyday essentials and more independent shops plus an excellent choice of Public Houses and Restaurants. Just 20 minutes or so by car from Barrow in Furness with large employer BAE systems and a similar distance to the attractions of the South Lakes at the foot of Lake Windermere. In short, the lovely town of Ulverston is excellently placed.

To reach the property from the southern end, as you enter Ulverston at the roundabout by Booths Supermarket, take the second exit, follow the road through the first two sets of traffic lights and at the 3rd set, turn left and then first right (just before the former Mercedes Garage). Take the 1st right to the end of the cul-de-sac and turn right in to Trinity Car Park. Parking for No.2 is on the left hand side with Visitor Parking on the right hand side.

What3words - <https://what3words.com/stopping.debater.pressing>

Accommodation (with approximate measurements)

Hall

Open Plan Living/Dining/Kitchen 24' 3" max x 14' 9" max (7.39m max x 4.5m max)

Bedroom 2 14' 8" x 14' 1" max & 11'5" min (4.47m x 4.29m max & 3.48 min)

Study/Nursery/Store 8' 7" x 4' 7" (2.62m x 1.40m)

Bathroom

Bedroom 1 16' 6" max x 14' 8" max (5.03m max x 4.47m max)

Shower Room

Linen Store

Services: Mains electricity, water and drainage. Electric storage heating.

Tenure: Leasehold. Subject to the remainder of a 999 year lease dated 01.01.2013. No upper chain. Vacant possession upon completion.

Council Tax: Band B. Westmorland and Furness Council.

Management Charges: There is a quarterly management charge of £637.00 (£2548 pa) which covers maintenance of the internal communal areas, communal gardens and building insurance.

Note: Not to use the Property for any purpose other than for the Permitted Use or carry on any trade or business at the Property (other than the business of letting the Property as a private dwelling).

Not to keep any animal or bird on the Property without the prior written consent of the Landlord, which consent may be revoked at any time.

Blighted Property / Material Information: Please be aware there are several graves in part of the communal grounds

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.

Rental Potential: If you were to purchase this property for residential lettings we estimate it has the potential to achieve between £775 – £825 per calendar month. For further information and our terms and conditions please contact the Office.

Anti-Money Laundering Regulations (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).



Bedroom 2



Shower Room



Communal Gardens

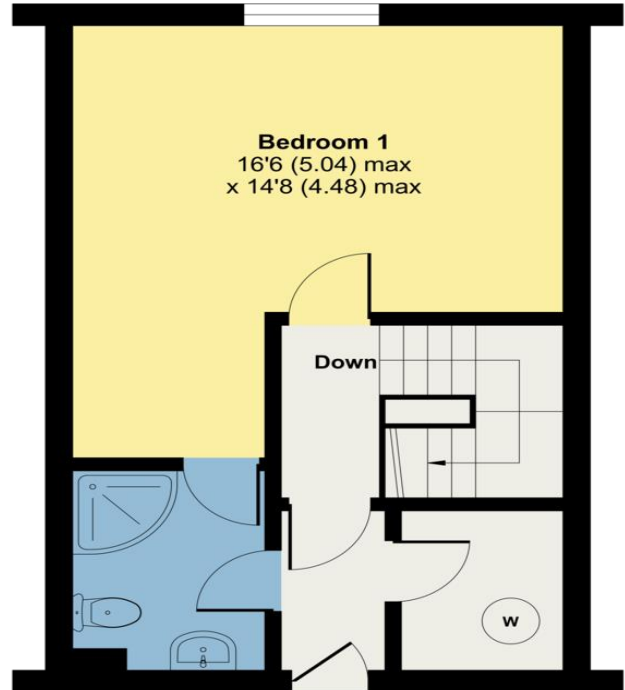


External

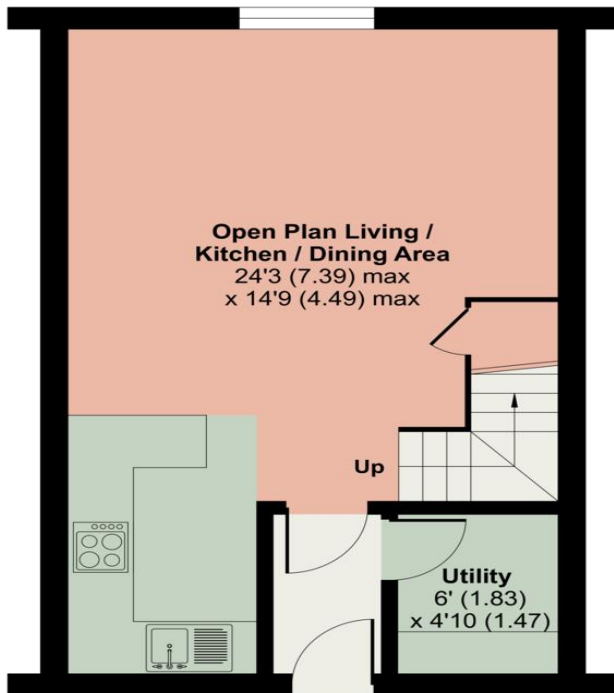
Trinity Court , New Church Lane, Ulverston, LA12

Approximate Area = 1066 sq ft / 99 sq m

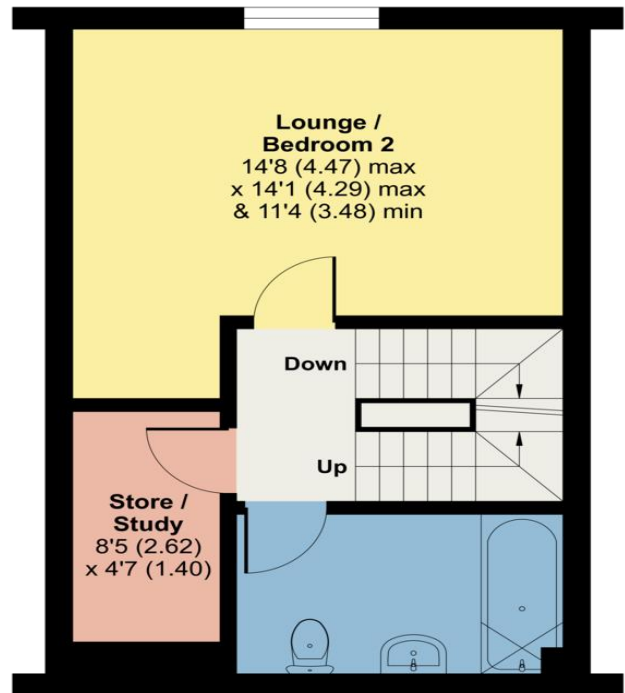
For identification only - Not to scale



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̈ichecom 2025. Produced for Hackney & Leigh. REF: 1283131