



## Lowick Green

£375,000

Old Spade Forge, Lowick Green, Ulverston, LA12 8DX

A distinctive three-bedroom home set in the heart of the Lake District National Park, Old Spade Forge blends period charm with contemporary living. Perfectly placed for those who embrace the outdoors.

The property offers direct access to some of the country's most spectacular scenery, from tranquil lakes to dramatic fells, and is ideal for water sports enthusiasts, cyclists, runners, walkers, and dog owners alike.

### Quick Overview

Characterful Lakeland home

Spacious living areas

Three versatile bedrooms

Open-plan kitchen

Village Community setting

Outdoor lifestyle location

Ideal family base

Extensive Off Road parking

Detached secure Garage/Workshop

Superfast Broadband



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Superfast

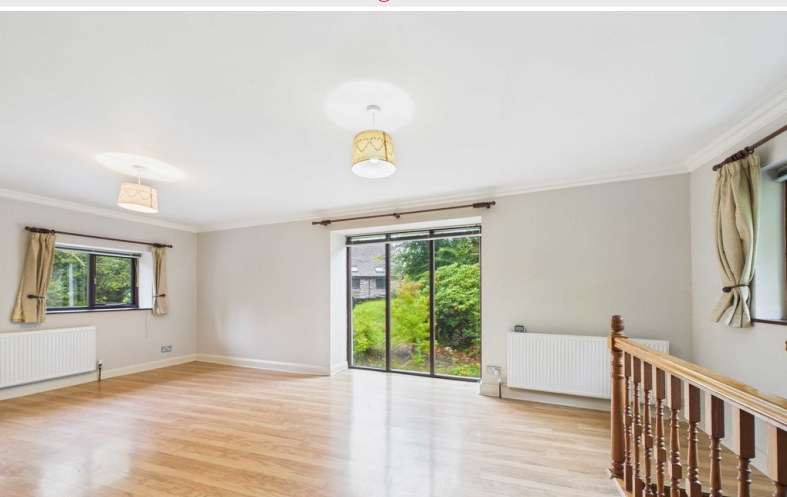


Off Road  
Parking

Property Reference: ULV1021



Living Room



Living Room



Kitchen Diner



Kitchen Diner

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With approximately 1,184 sq ft of well-planned accommodation, Old Spade Forge combines space, comfort, and lifestyle appeal. The layout flows naturally across two floors, with generous reception areas and thoughtfully proportioned bedrooms.

The entrance hall opens into a central hallway, giving immediate access to the bedroom accommodation. Bedroom One is a light-filled double positioned to the rear of the home, with Bedroom Two offering superb proportions and a versatile layout. Bedroom Three, a comfortable single or home office, completes the sleeping quarters. The family bathroom, fitted with modern fittings, is also located on this floor.

Ascending to the first floor, the sense of space and character becomes evident. The open-plan kitchen and dining area is a welcoming hub, with ample storage and preparation space. From here, the property flows into the striking living room, a generous and inviting space enhanced by its proportions and natural light, a perfect setting for relaxation and entertaining.

Externally, a detached garage provides secure storage or workshop potential with fenced patio area above, extensive parking and garden

Old Spade Forge is more than just a home, it is a gateway to the Lakeland lifestyle. With Conistown Water and the fells close by, opportunities for adventure are endless, while the tranquility of village living remains ever-present. Whether a permanent residence, a weekend retreat, or a lifestyle-led investment, this is a property that offers both character and convenience in equal measure.

**Location** Lowick Green is a small village located in the southern part of the Lake District National Park, surrounded by beautiful countryside and stunning views. Lowick Green is a popular destination for tourists who come to explore the natural beauty of the area and to experience the traditional way of life in a rural English village.

It has a rich history, dating back to the 12th century. It was originally a farming community, with many of the buildings in the village still retaining their traditional agricultural features. The village is also home to a number of historic landmarks, including the St. Luke's Church, which dates back to the 14th century. Lowick Green is surrounded by some of the most stunning scenery in the Lake District National Park. The village is situated close to Conistown Water, which is a popular destination for water sports enthusiasts. The area is also home to a number of walking and cycling trails, which offer visitors the chance to explore the beautiful countryside and take in the stunning views.

What3words - <https://www.what3words.com/pretty/needed.chill>



Hallway and Staircase



Living Room



Bedroom One



Bedroom Two



Family Bathroom



Bedroom Three

## Accommodation (with approximate measurements)

### Ground Floor

**Porch** 3' 5" x 5' 7" (1.04m x 1.7m)

**Hallway** 9' 5" x 7' 1" (2.87m x 2.16m)

**Bedroom Three** 10' 0" x 9' 9" (3.05m x 2.97m)

**Bedroom One** 12' 2" x 12' 10" (3.71m x 3.91m)

**Bedroom Two** 12' 1" x 11' 0" (3.68m x 3.35m)

### First Floor

**Living Room** 22' 9" x 14' 2" (6.93m x 4.32m)

**Kitchen Diner** 23' 5" x 10' 11" (7.14m x 3.33m)

### Externally

**Garage/ Workshop** 19' 8" x 10' 5" (5.99m x 3.18m)

**Services** Mains, water and electricity. LPG Central heating  
The Waste Processing Tank is shared with Beckside Cottage and is located in garden of adjoining property Beckside Cottage. The vendor has advised this is fully compliant with current regulations. Last emptied September 2025

Please note that due to updated regulations for septic tanks and private drainage facilities, interested parties may wish to seek independent advice on the installation. We can recommend several local firms who may be able to assist.

**Tenure:** Freehold

**Council Tax:** Council Tax Band E

**Viewings:** Strictly by appointment with Hackney & Leigh.

**Energy Performance Certificate (EPC)** The full Energy Performance Certificate is available on our website and also at any of our offices.

**Material Information** Rights of way - access only across driveway to adjoining property (Beckside Cottage)  
Shared private sewerage with Beckside Cottage

The vendor has confirmed that all gas and electric are in full working order with the exception of the gas fire in the Living Room which is NOT functional.

Included in the sale are all the appliances in the kitchen, fridge freezer, dishwasher and oven/hob along with the table and chairs.

The contents of the garage the washing machine and tumble drier are not included but can be by separate negotiation.  
The contents of the LPG tank need to be separately purchased

All carpets and curtains are to be included in the sale



Detached Garage/Workshop Patio Area above



Garden Area



External and Parking Area



Front External



Entrance

**Rental Potential** If you were to purchase this property for residential lettings POA. For further information and our terms and conditions please contact the Office.

**Anti-Money Laundering Check - (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).

## Ulverston Sales Team

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#### Ulverston Office:

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#### Opening Hours:

|           |           |
|-----------|-----------|
| Monday    | 9am - 5pm |
| Tuesday   | 9am - 5pm |
| Wednesday | 9am - 5pm |
| Thursday  | 9am - 5pm |
| Friday    | 9am - 5pm |
| Saturday  | 9am - 1pm |

#### Services at no extra cost:

- Sales Valuations
- Professional Advice
- Evening & Weekend Viewings
- Multi-channel Marketing
- Property Walkthroughs
- Professional Photography

Viewings available 7 days a week  
including evenings with our  
dedicated viewing team  
Call or request online.



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Hackney & Leigh Ltd Hackney & Leigh, 30 Queen Street, Ulverston, Cumbria, LA12 7AF | Email:

|                                  |                                  |                                                                                                                                                                                                                                                                                    |
|----------------------------------|----------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Floor 0</b> Building 1</p> | <p><b>Floor 1</b> Building 1</p> |  <p><b>Approximate total area<sup>m</sup></b></p> <p>1355 ft<sup>2</sup><br/>125.9 m<sup>2</sup></p> <p><b>Reduced headroom</b></p> <p>19 ft<sup>2</sup><br/>1.7 m<sup>2</sup></p>               |
| <p><b>Floor 0</b> Building 2</p> |                                  | <p>(1) Excluding balconies and terraces</p> <p>Reduced headroom<br/>..... Below 5 ft/1.5 m</p> <p>Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.</p> <p><b>GIRAFFE360</b></p> |

A thought from the owners...

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. \*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 29/09/2025.