



## Park Barn Oxen Park

Ulverston, LA12 8HG

A beautiful, quality barn conversion within this popular hamlet situated within the Lake District National Park, but convenient for all local amenities. Superbly presented with all modern fittings and decor, oil central heating and double glazing. The property is subject to a local occupancy and is realistically priced. Comprising of an entry hall, 'Neville Johnson' stairs leading to the first floor, 23ft lounge with multi-fuel stove, oak flooring and beams. The second reception room has bi-fold doors with oak beams. 11ft recently fitted Atlantis kitchen with grey units and appliances. Ground-floor utility space. Two double bedrooms, both with en-suite, and a third bedroom with oak glazed stairs to the mezzanine / study area. Also with a three piece modern bathroom. Lovely front gardens with open views and off road parking.

**Offers In The Region Of £500,000**

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- Wonderful Location
- Two Reception Rooms
- Local Occupancy Restriction Apply
- Gardens Front and Rear
- EnSuite Facilities
- Three Bedrooms
- Council Tax Band E

## Approach

### Entrance Hall

11'5" x 11'1" (3.5 x 3.4)

### Reception One

21'11" x 10'9" (6.70 x 3.30)

### Reception Two / Dining Room

11'9" x 9'6" (3.60 x 2.90)

### Kitchen

11'1" x 10'2" (3.40 x 3.10)

### Utility Room

8'10" x 11'5" (2.70 x 3.50)

### Bedroom One - Ground Floor

14'1" x 10'2" (4.30 x 3.10)

## En-Suite

6'2" (1.9)

### Bedroom Two

15'5" x 10'9" (4.70 x 3.30)

### En Suite 2

5'6" (1.7)

### Bedroom Three

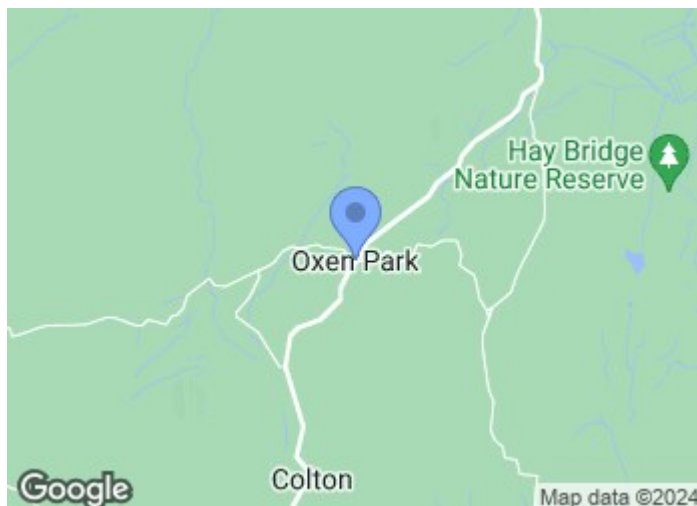
11'5" x 11'1" (3.50 x 3.40)

### Mezzanine

11'1" x 9'10" (3.40 x 3.0)

### Bathroom

11'5" x 5'10" (3.50 x 1.80)



## Directions





# Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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