

CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



2 Barn Garth

Ulverston, LA12 8AE

Offers In Excess Of £500,000



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Nestled in the serene and picturesque village of Haverthwaite, near the renowned Lake District and its iconic lakes Windermere and Coniston, lies a captivating barn conversion of exceptional quality. This property embodies a high specification with attention to detail evident in every aspect. Boasting underfloor heating, the interior ensures comfort and warmth year-round, while reliable WiFi connectivity caters to modern needs. Situated to offer breathtaking views towards the southeast, residents can savour the beauty of the surrounding landscape from the comfort of their home. The property is complemented by a separate garage featuring an annex above, providing versatile space for various uses. This home has been completely refurbished throughout with eco materials, including new air source heat pump, underfloor heating and electric car charger. Outside, a charming Lakeland-style garden adds to the property's allure, offering a tranquil retreat. Its proximity to attractions such as Holker Hall and Gardens further enhances the appeal of this idyllic countryside retreat, promising a lifestyle of natural beauty and leisurely enjoyment in one of England's most coveted regions.

Upon entering, you are welcomed into a spacious and impressive entrance hall with high windows providing plenty of natural light. It provides access to the WC, and open "split level" stairway access to the lower ground and first floor. The lounge is of good proportions, and has a Jøtul log burner with a slate hearth and a lovely viewpoint window with a seat, providing stunning views towards the country. The lounge provides access to the dining room and further to the conservatory, again, providing lovely panoramic countryside views. The kitchen has been recently fitted with a modern range of navy blue shaker style farmhouse units, with a double Belfast sink. The dual aspects offer lots of natural light. The separate utility room has plumbing for washer and drier and the hot water tank housed in the corner.

To the first floor, you will find three good sized bedrooms, en suite and a separate family bathroom. The bathroom has been fitted with a modern yet traditional style four piece fitted suite, comprising of a low level flush WC, a wash hand basin, a freestanding claw foot bath with telephone style tap and a walk-in shower cubicle. There is also an en suite WC from the master, which equally, provides access to the useful mezzanine hobby area and enclosed loft/storage areas.

Externally, there is a mature garden with area of patio, planting borders and lawn. From here, you are spoilt with lovely views towards the countryside to enjoy on a Summer evening. Across the lane, you will find a two storey garage ideal for storage or parking. Above it, you will find a versatile use room which has been converted with Velux windows for ample natural light, characterful beams, light and power. There is also a second area of lawn.

Entrance Hall

15'11" x 7'10" (4.859 x 2.405)

Lounge

17'9" x 12'2" (5.415 x 3.717)

Dining Room

9'11" x 9'3" (3.039 x 2.829)

Conservatory

8'3" x 9'4" (2.532 x 2.845)

Kitchen

8'7" x 16'6" (2.631 x 5.054)

Utility Room

9'11" x 6'5" (3.033 x 1.967)

WC

3'9" x 8'2" (1.156 x 2.514)

Landing

11'7" x 10'0" (3.547 x 3.053)

Bedroom One

11'1" x 13'7" (3.393 x 4.147)

Bedroom Two

13'11" x 12'8" (4.256 x 3.886)

Bedroom Three

8'1" x 11'9" (2.468 x 3.583)

Bathroom

11'2" x 5'9" (3.426 x 1.771)

Garage

12'7" x 16'0" (3.858 x 4.880)

Office Above Garage

12'1" x 16'4" (3.706 x 4.995)



- Quaint Barn Conversion
- Stunning Traditional Features Throughout
 - Characterful Mezzanine/Loft Area
 - Garden to the Rear
 - Refurbished with Eco Materials

- Separate Garage with Office/Hobby Room Above
 - En Suite WC to the Master
 - No Chain
 - Countryside Views
 - Council Tax Band - F



Road Map



Terrain Map



Floor Plan



Corrie and Co aim to sell your property, at the best possible price, in the shortest possible time. We have developed a clear marketing strategy, over many years, to ensure your property is exposed to all social media platforms, Rightmove, Zoopla and our own Corrie and Co website.

We also offer:

- Professional Photography
- Full promotion, throughout all our branches
- Experienced, qualified, friendly staff
- Full viewing service with feedback

To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services.

We are local, family run business who are wholly independent which means we can recommend services to most suit your needs. Our aim is to provide quality advice and expertise at all times, so you can make an informed decision.

