



High Ickenthwaite Farm

Ulverston, LA12 8LD

Nestled in the picturesque Rusland Valley, within approximately 0.73 acres, this fabulous, detached traditional Lakeland farmhouse exudes charm with its original character throughout, complemented by modern fittings and double glazing. Offered at a highly competitive price, this stunning property boasts substantial and mature gardens and breathtaking views over the valley. Additionally, attached to the farmhouse is a stone and slate barn that remain undeveloped, presenting endless potential for customization. Conveniently located just 30 minutes from the M6 Motorway and Oxenholme, and a mere 6 miles from Ulverston, this property offers both tranquility and accessibility. Viewing is essential to truly appreciate the beauty and potential of this exceptional farmhouse.

Offers In The Region Of £745,000

High Ickenthwaite Farm

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- Stunning Detached Lakeland Farmhouse
- Character and Charm Throughout
- Modern Fitments and Double Glazing
- Situated Within a Picturesque Location
- Substantial, Mature Gardens
- Approx. 0.73 acres.
- Short Drive to Amenities
- Attached Stone & Slate Barn
- Council Tax Band - E

Approach

Most appealing approach with Lakeland porch

Lounge

17'0" x 13'5" (5.20 x 4.10)

With views over the Rusland Valley. Free standing black cast iron multi fuel stove to inglenook style recess and quarry tiled hearth. Beautifully beamed ceilings. Door leads directly onto the garden.

Reception Two

11'9" x 10'2" (3.60 x 3.10)

Another traditional living room with sandstone surround and terracotta tiled hearth and free standing stove. Blue slate flagged floor and lovely timber feature wall.

Farmhouse Kitchen

17'0" x 15'5" (5.20 x 4.70)

Heritage green shaded base and wall units with beech work surface. Esse range cooker

and electric twin oven with electric hob. Integral lamona dishwasher. LED lighting with beams to the ceiling and period blue slate flagged floor.

Ground Floor Shower Room

5'6" x 6'6" (1.70 x 2.00)

Modern white 3 piece suite

First floor landing

extends to 21'7" (extends to 6.60)

Ceiling beams and some exposed timber panelling

Bedroom One

17'4" x 10'5" (5.30 x 3.20)

Overlooking the courtyard and lane.

Bedroom Two

12'9" x 9'2" (3.90 x 2.80)

Front facing

Bedroom Three

10'9" (9'2") x 11'1" (3.30 (2.80) x 3.40)

Bedroom Four

9'10" x 9'6" (3.00 x 2.90)

Family Bathroom

8'10" x 4'11" (6'6") (2.70 x 1.50 (2.00))

Three piece bathroom with telephone mixer tap over bath.

Attached Barn

Exciting development potential subject to any planning permission(s) Of stone construction with slate roof - is to the rear and off-set to the farmhouse.

External

To the front is the courtyard with chippings. To the rear of the property is a six bar timber gate onto the garden area. Good area of level lawn for recreation, mature and inclined gardens areas (with easy maintenance), timber footbridge over the beck and to a mature area of land.



Directions



Floor Plan



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