



38 and 38 1/2 with The Cottage The Gill Ulverston LA12 7BP

Offers In The Region Of £960,000

A rare opportunity to purchase this Grade II Listed, characterful, and imposing home, situated in a prime town centre location. This unique property comes with the added benefit of a two-bedroom cottage to the rear, accessible via Union Lane, and a one-bedroom dwelling, currently utilised as an office/library. Offering superb investment potential, the property provides the flexibility to be split into multiple units or enjoyed as a spacious family home with additional accommodation options. The home features a double garage, off-road parking, and a split-level garden with stunning views over the town, adding to its charm and practicality. This is a chance to own a piece of history with modern versatility—perfect for investors, multi-generational families, working from home, or those seeking a property with substantial opportunities.





MAIN HOUSE

Lounge 13'11" x 12'2"

Step into the cosy lounge, which showcases original hardwood flooring, an elegant ceiling rose, and a large front-facing sash window complete with tasteful shutters, flooding the space with natural light and charm. Perfect for relaxation or entertaining, this room effortlessly blends character with functionality.

Snug 10'11" x 11'10"

Adjacent to the lounge, you'll find another cosy reception room/snug, featuring a characterful log burner with a floating beam mantle as its centerpiece. An open archway connects this snug seamlessly to the dining room, creating a sociable flow. Additional details such as original flooring, a ceiling rose and front-facing sash windows with shutters add charm and warmth to this inviting space.

Dining Room 11'0" x 12'7"

The dining room offers ample space for a dining suite and serves as a central hub of the home. Slate steps provide access to the kitchen, adding a touch of rustic charm. A door from the dining room also leads to the stairs descending to the cellar, offering additional storage or potential for further use.

Kitchen 10'0" x 7'3"

The kitchen has been thoughtfully designed and fitted with a range of modern wood base and wall units complemented by charcoal grey laminate worktops, creating a sleek and contemporary feel. Cooking enthusiasts will appreciate the five-ring gas hob with an AEG extractor and the double oven, while the sink with inset drainer and mixer tap ensures practicality. A hidden gem within the kitchen is the utility space, neatly tucked away behind a sliding door. This area provides room for white goods and features a raised Belfast sink with a mixer tap, combining functionality with style.

Pantry with WC 10'2" x 7'4"

A most useful room, retaining its original slate cold shelf worktops and shelving, offers versatile functionality—perfect as an additional utility space or for general storage. This room is further equipped with a WC, adding convenience and practicality to this charming home.

Cellar Room 1 14'0" x 14'7"

Cellar Room 2 13'3" x 10'1"

Master Bedroom 12'4" x 13'6"

The spacious master bedroom exudes charm, featuring original wooden flooring and sash windows with shutters, allowing natural light to flood the room while maintaining privacy. A built-in wardrobe unit provides ample storage, keeping the space tidy and functional. A connecting door leads directly to the second bedroom, offering potential as a dressing room, nursery, or additional sleeping quarters.

Bedroom Two 11'3" x 13'3"

The second bedroom, double in size, continues the home's character with its beautiful original flooring and sash windows with shutters, maintaining a



cohesive and timeless aesthetic. Conveniently connected to the master bedroom, this versatile space is ideal as a guest room, home office, or dressing room, adding flexibility to the layout.

Bedroom Three 12'8" x 11'1"

A superb third bedroom, offering versatility as a study, nursery, or hobby room, is thoughtfully designed to suit various needs. The room maintains the home's character while providing a peaceful retreat, perfect for work or relaxation.

Bathroom 8'3" x 8'4"

The modern three-piece white bathroom suite features a low-level dual flush WC, a bath with a hand-held shower attachment, and a generously sized shower cubicle, providing both style and functionality. The wash hand basin is elegantly positioned within a laminate worktop window ledge, combining practicality with a touch of contemporary design.

Attic/Hobby Room 29'6" x 20'10". ax into eaves

The attic room is a truly remarkable space, offering versatility for a variety of uses, whether as a home office, studio, or additional living area. With characterful original beams and flooring, it retains the charm and warmth of the home. The room spans the full width of the house, allowing for ample natural light through the Velux windows. Equipped with numerous power points and lighting, it's a functional yet stunning space with endless potential.

Garage One 11'1" x 15'8"

With a side door and electric up and over garage door.

Garage Two 9'6" x 15'7"

With a side door and electric up and over garage door.

Both garages open out onto a private tarmac driveway, with an electric gate providing access to Union Lane.

Terrace and Garden

Split level garden with lower and upper paved terraces with mains external power sockets. The upper terrace offers stunning views over the town.

THE DEN

Drawing Room 22'1" x 20'6"

This truly stunning space offers incredible versatility and potential. Currently used as a home office, it is fully equipped with bookshelves and benefits from a Sonos light and audio system, allowing you to control the lighting and sound systems from one convenient place.

Ground Floor WC 7'3" x 482'3"

Offset from the office, designed to be suitable for disability use.

Home Theatre 9'10", 59'0" x 17'2"

At the rear of the office, you'll find a fully equipped home theatre, complete with a built-in sound system and a hidden picture frame TV, creating the perfect environment for movie nights. A striking exposed slate wall adds character, running from the bottom floor to the top of the maisonette-style layout.

Kitchenette 6'1" x 10'10"

Offset from the home theatre is the kitchenette, equipped with base and wall units, a dishwasher, under-counter fridge and a Belfast Sink.

Mezzanine 31'6" max x 20'2" max

An open staircase leads you to a gallery maisonette, which is thoughtfully equipped with more bookshelves, enhancing the space's charm and functionality. The room is bathed in natural light thanks to Velux windows, while spotlights illuminate the area, creating a warm and inviting atmosphere. The steel beams, beautifully encased, add character and serve as a striking feature of the space, adding to its unique architectural appeal. From the gallery, French doors open directly to the rear patio/terrace, offering a seamless transition between indoor and outdoor living, and providing a perfect spot to enjoy the surroundings.

Bedroom 13'2" x 9'0"

The double-sized bedroom is a serene retreat, with sloping ceiling and built in corner cupboard.

En Suite Shower Room 6'5" x 9'1"

The en suite has been beautifully designed, featuring full ceiling-to-floor sandstone tiling that creates a luxurious and serene atmosphere. It is fitted with a high-level flush WC, a striking floating circular sink, and a sizeable walk-in shower equipped with a rainfall shower head, providing a truly indulgent and spa-like experience. The space exudes elegance and functionality, with every detail carefully considered.

THE COTTAGE

Entrance Hall 7'9" x 11'6"

A spacious entrance to the cottage, featuring tiled flooring that is both practical and stylish. There is plenty of room for coats, shoes, and other personal items, ensuring an organized and welcoming space, as well as the original built in cupboards. A characterful window seat adds charm and a cozy spot to relax while enjoying views of the surrounding area. This entrance sets the tone for the characterful and homely feel of the property.

Lounge 10'4" x 12'5"

The lounge boasts coordinating tiled flooring, adding a sense of continuity and modern

appeal throughout the space. A characterful stone wall creates a focal point, enhancing the rustic charm of the room. There is open access to the conservatory, allowing for plenty of natural light and a seamless flow between the spaces. The lounge also provides access to the stairs, leading to the upper levels, ensuring both practicality and style in this inviting area.

Conservatory 16'2" x 11'6"

The generous-sized conservatory features a stunning vaulted glass ceiling, allowing natural light to flood the space and creating a bright, airy atmosphere. With access to the rear parking area, it offers convenience and easy access to outdoor spaces. The room provides ample space for dining, making it an ideal spot for family meals or entertaining guests. Inset spotlights add a modern touch and enhance the overall ambiance, making this a versatile and welcoming room.

Kitchen 7'11" x 8'9"

The modern kitchen is well-appointed with a side-facing window, offering plenty of natural light. It provides space for a free-standing fridge freezer and washing machine, offering practicality and convenience. The kitchen is equipped with an integrated gas hob and oven, ideal for home cooking. Additionally, the gas boiler is neatly housed in this space, ensuring efficient heating and hot water. The layout is designed for both function and comfort, making it a perfect spot for daily tasks.

Ground Floor Bathroom 8'8" max x 7'7"

Offset from the kitchen, you will find the modern three-piece bathroom. The suite includes a low-level dual flush WC, a floating wash hand basin, and a bath with an over-bath shower attachment and screen, offering a practical yet stylish design. The bathroom is both sleek and functional, making it ideal for everyday use while maintaining a contemporary feel.

Bedroom One 9'8" x 11'3"

Bedroom Two 7'10" x 12'1"



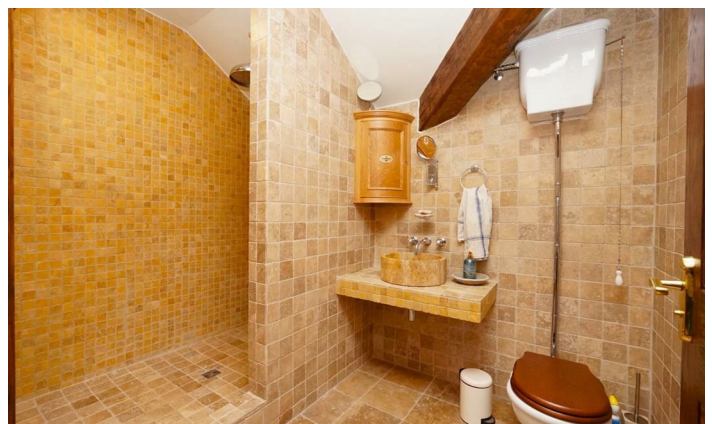
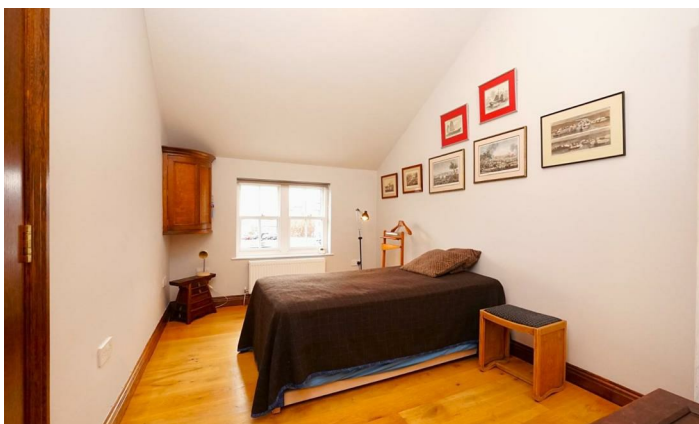


- Exciting and Rare Opportunity
 - Town Centre Location
 - 2 Bed Cottage off Union Lane
- Gas Central Heating to all Three Dwellings
- Landscaped, Low Maintenance Garden

- Grade II Listed (No. 38)
 - Double Garage and Off Road Parking
 - Adjacent 1 Bedroom Library/Office
 - Characterful Features Throughout
- Council Tax Band (No.38) - E | Council Tax Band (No. 38 1/2) - B - Seperate Stamp Duty Payable



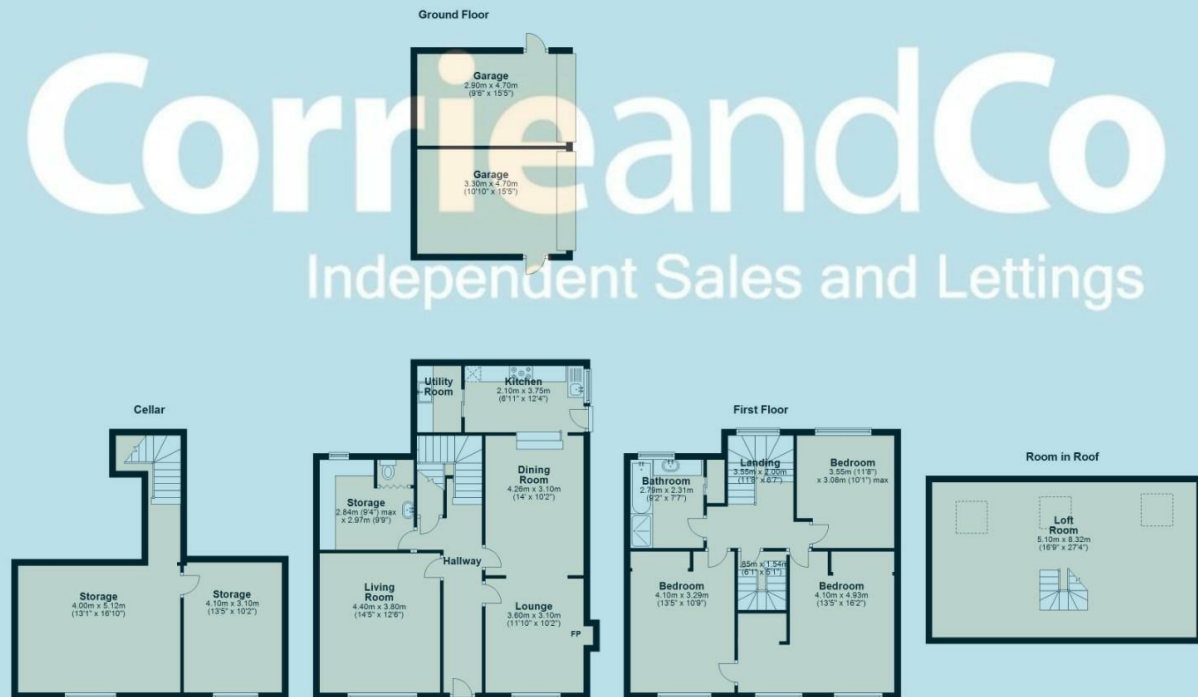






Corrie and Co

Independent Sales and Lettings



38 THE GILL, ULVERSTON



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