



Moor House Farm

Ulverston, LA12 7PP

Offers In The Region Of £750,000



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A rare opportunity to own this beautiful detached farmhouse, set in an idyllic rural location with 360° views of the countryside, the Bay, and Kirkby Moor. This spacious home is offered with vacant possession and no onward chain, making for a hassle-free move. Featuring neutral modern décor, a detached double garage, and ample off-road parking, the property seamlessly blends traditional charm with contemporary comfort. The mature, pristine gardens provide a peaceful retreat, while the nearby Cumbrian Way walking route offers stunning scenic walks. All this, just a short drive to Ulverston town centre for convenient access to local amenities. A truly unique home – early viewing recommended!

This charming farmhouse offers a spacious and well-thought-out layout, blending modern convenience with stunning rural surroundings.

The front entrance hall provides ample space for coats and shoes, leading into a generously sized inner hall, which serves as the heart of the home, granting access to all ground-floor rooms and the staircase.

To the left, the impressive open-plan living/dining/kitchen boasts triple-aspect windows and French doors, flooding the space with natural light and capturing breathtaking views. The kitchen is fitted with modern cream shaker-style base and wall units, complemented by granite-effect laminate worktops and a breakfast bar. A four-ring electric hob, a sink with drainer, and a Rayburn Cooker add to its functionality. Integrated appliances include a fridge freezer and dishwasher. The dining area comfortably accommodates a full dining suite, with front-facing windows framing the countryside. The sitting area, semi-open to the dining space, provides a cosy spot with a central wood-burning stove and French doors leading to the rear.

To the right of the inner hall, a second reception offers additional relaxation space with a front-facing window. A highly versatile space, perfect for use as a home office, second lounge, or playroom, offering flexibility to suit your lifestyle needs.

A ground floor four piece bathroom suite includes a dual-flush WC, wash basin, bath, and walk-in shower.

The rear entrance hall is an ideal boot room, featuring built-in shelving, rails, and a storage cupboard, perfect after countryside walks.

Ascending to the first floor, a good-sized landing with a tall window overlooking the fells creates a bright and airy space. Four well-proportioned double bedrooms, each with beautiful views, provide ample accommodation. A second bathroom, identical to the ground-floor suite, ensures convenience. A storage cupboard housing the water tank completes the upper level.

Externally, the property benefits from a detached double garage with light, power, a side access door, and a standard garage door. Additionally, a detached pump station is accessible to all residents.

Entrance Hall

extends to 10'9" (extends to 3.30)

Reception One

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

Reception Two

18'4" x 11'9" (5.60 x 3.60)

Reception Three

11'9" x 11'1" (3.60 x 3.40)

Kitchen

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

Utility

10'9" x 7'10" (3.30 x 2.40)

Ground Floor Bathroom

8'10" x 7'10" (2.70 x 2.4)

Bedroom One

11'9" x 16'4" (3.60 x 5.00)

Bedroom Two

11'9" x 12'9" (3.60 x 3.90)

Bedroom Three

16'4" x 10'5" (8'10") (5.00 x 3.20 (2.70))

Bedroom Four

8'6" x 10'9" (2.60 x 3.30)

First Floor Family Bathroom

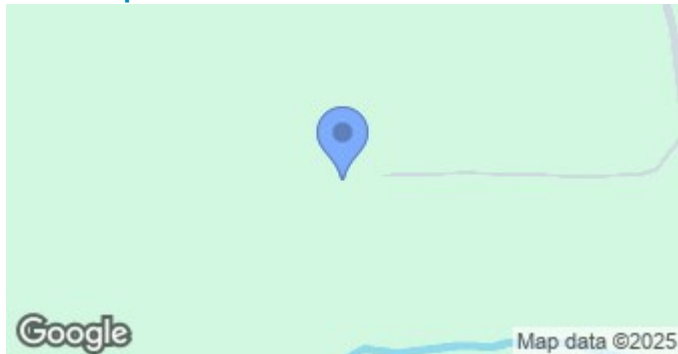
8'10" x 7'6" (2.70 x 2.30)



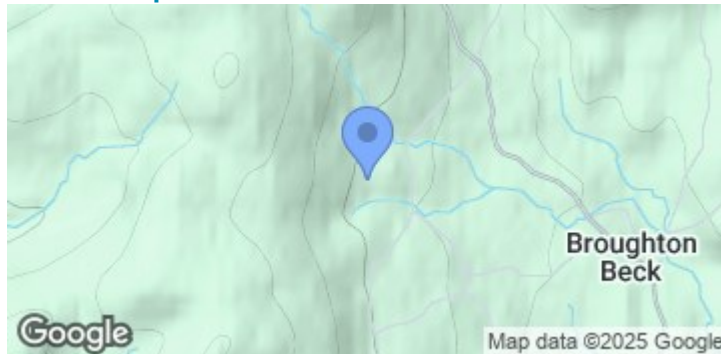
- Rare Opportunity
- Picturesque Location
- Private Spring Water System
- Ideal Family Home
- Detached Garage
- No Upper Chain
- 360° Views
- Oil Central Heating & Wood Burner
- Ample Off Road Parking (Shared Access)
- Council Tax Band - F



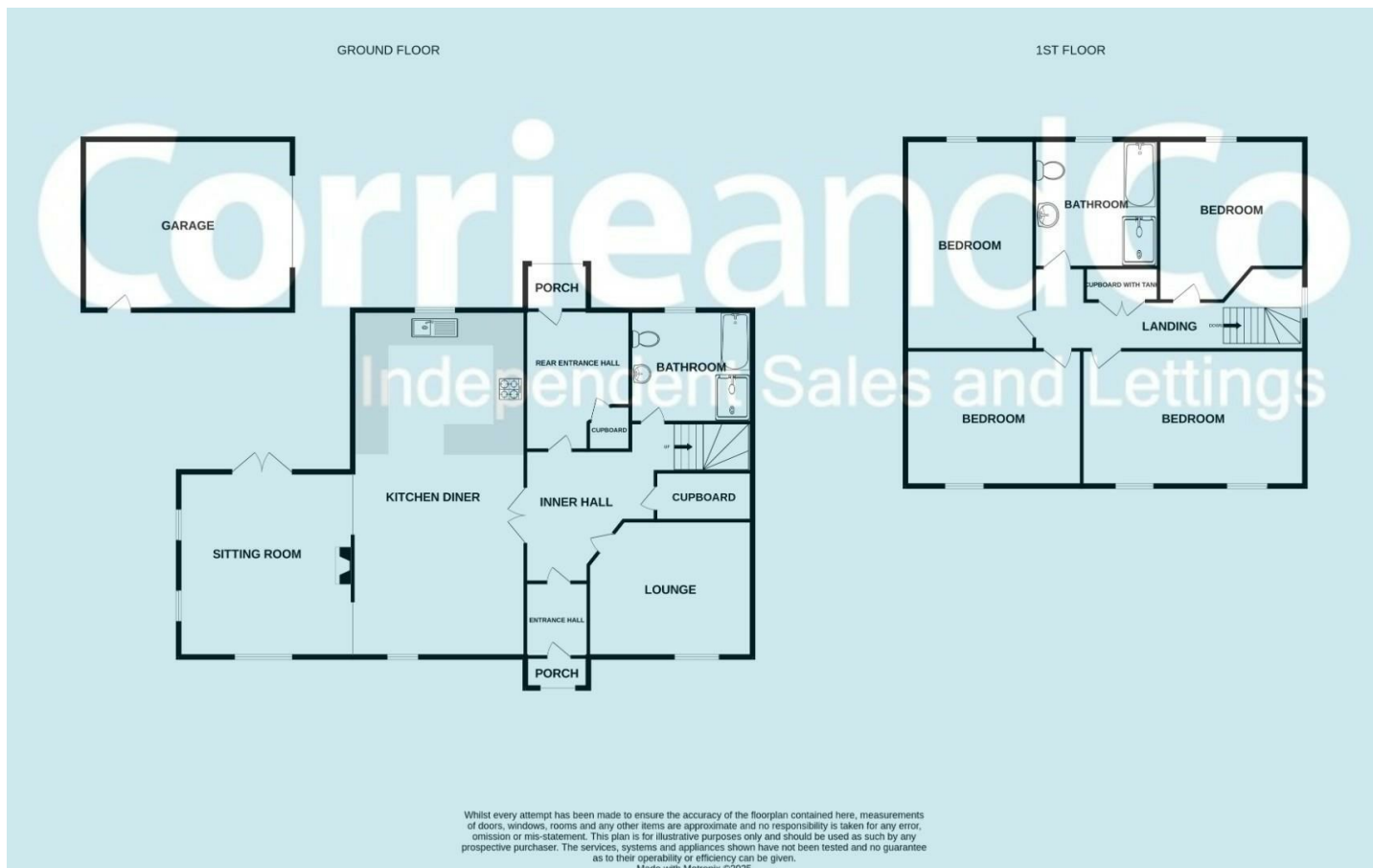
Road Map



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.

