



## Leece, Ulverston, Cumbria, LA12 0QP

UNIQUE FARMHOUSE WITH INTEGRATED/CONVERTED BARN | VILLAGE LOCATION, SOLID FUEL HEATING, DOUBLE GLAZING | HALLWAYS, THREE RECEPTION ROOMS, KITCHEN, SECONDARY KITCHEN/UTILITY | FOUR BEDROOMS (ONE WITH ENSUITE), TWO SHOWER ROOMS | EXTENSIVE GARDEN GROUNDS, LARGE PARKING AREA |

**Asking Price: £525,000**

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HERE TO GET *you* THERE



## Leece, Ulverston, Cumbria, LA12 0QP

Winander is a fantastic four bedroom link detached farmhouse property with integrated/converted barn, extensive garden grounds and large parking area for several cars/caravan/campervan. Located in the lovely village of Leece with nearby towns of Barrow and Ulverston the property is in the catchment area for Low Furness Primary School and Ulverston Victoria Secondary School where a free school bus runs to both from the village. Formerly two separate dwellings this truly unique, traditional style home offers good sized accommodation comprising of entrance porch, hallway, lounge, dining room, kitchen, two double bedrooms, study, shower room and further barn accommodation (ideal for a live in relative) with utility room/secondary kitchen, reception room, two bedrooms (one with ensuite) and there is a shower room. Further benefits double glazing, solid fuel heating (Rayburn) and there is outline planning permission for two semi detached houses to the rear if this is of interest (expires November 2019). Suitable to a variety of buyers in particular the keen gardener and families. Viewing is highly recommended.

### Porch

Twin doors lead to the entrance porch with double glazed windows, original tiled floor, and an opaque feature double glazed door leads to the hallway.

### Hallway

Original Victorian tiled floor, opens into the dining room and kitchen.

### Lounge

*5.05m (16' 7") Into the bay 4.17m (13' 8") x 3.94m (12' 11")*

Neutral cream decor, picture rail, wood floor, attractive cornice and coving to the ceiling. A lovely feature is the seated bay window and open fireplace with cast insert, tiles and electric fire.

### Dining Room

*4.1m (13' 5") Into the bay window 2.84m (9' 4") x 3.6m (11' 10")*

Original Victorian style tiled flooring, feature stone wall, picture rail, attractive coving and cornice to the ceiling, storage cupboard, radiator and bay window.

### Kitchen

*4.93m (16' 2") x 1.75m (5' 9")*

Traditional woodcraft units and work surfacing with Belfast sink, electric hob, built in oven/grill/ combo microwave, uPVC double glazed window, and there is a solid fuel Aga Rayburn. A uPVC double glazed door leads to the garden and a door leads to the walk in pantry.

### Pantry

*3.94m (12' 11") x 1.04m (3' 5")*

Large useful pantry with shelving, opaque single glazed window, space for a fridge/freezer, power and light.

### Inner Hall

There is a large storage/cloaks cupboard and doors leading to two bedrooms, study and shower room.

### Bedroom One

*4.3m (14' 1") x 3.63m (11' 11")*

Currently utilised as a reception room with radiator, double glazed window, decorative cast fireplace and well suited traditional style decor with coving and picture rail.

### Bedroom Two

*4.11m (13' 6") x 3.1m (10' 2")*

Double bedroom with radiator and well suited traditional style decor with picture rail and coved ceiling.

### Main Shower Room

*2.72m (8' 11") x 2.82m (9' 3")*

Fitted with a large twin shower enclosure with wet room floor, two wash basins with solid oak hand made units below and WC. There is a column radiator, Travertine tiling, wood flooring and an opaque double glazed window.

### Study

*2.84m (9' 4")" x 2.72m (8' 11")*

Cream decor, radiator, double glazed window and steps lead down into the barn accommodation.

### Barn Accommodation

### Utility Room/Secondary Kitchen

*4.85m (15' 11") x 4.62m (15' 2")*

Large utility/second kitchen/diner fitted with wood units, work surfacing, Belfast sink and there is space for a cooker, dish washer, washing machine and fridge/freezer. Pitched pine flooring, electric storage heater, double glazed entrance door and a spiral stair case leads to the first floor. An open arch leads to the living room.

### Living Room

*4.93m (16' 2") x 2.87m (9' 5")*

Continuation of the lovely pitch pine flooring, three double glazed windows, two lovely arched glass doors and a central feature glazed church arch.

**First Floor**

Electric storage heater and access to the boarded loft with ladder and velux window.

**Bedroom Three**

*5.33m (17' 6") max 4.55m (14' 11") x 3.02m (9' 11")*

Double bedroom with TV point, two double glazed windows, built in wardrobes, electric storage heater and attractive timber beams.

**Bedroom Four**

*3.35m (11' 0") x 2.4m (7' 10")*

Double bedroom with built in wardrobe, timber beams, TV point and double glazed window.

**Ensuite**

*3.23m (10' 7") x 1.17m (3' 10")*

Fitted with a three piece suite in white comprising of wash basin with cupboard below, WC and shower cubicle. There is a heated towel rail and double glazed window.

**Shower Room**

*2.51m (8' 3") x 1.88m (6' 2")*

Fitted with a white WC wash basin and shower cubicle. There is a heated towel rail, opaque double glazed window and timber beam.

**Exterior**

There is a raised landscaped garden to the front with plants, pebbles and paths. Driveway access leads to a large parking and turning area ideal for several cars, campervan, caravan etc and there is a outdoor power. The beautiful extensive garden grounds consist of many established plants, trees, Alpine area, pond, two lawned areas, two patio seating areas and two large vegetable plots which are divided by a lovely pergola. There is much more to this stunning garden and it is no surprise that it has featured in magazines and been opened to the public under the yellow book National Garden Scheme. Viewing is a must.

**Workshop**

*5.7m (18' 8") x 3m (9' 10")*

Formerly a garage with water tap, side door, power and light.

**Note to buyers**

The driveway at the side can be negotiated in the sale if required, it must then be maintained and the property at the rear (Bankfield) has access/right of way. There is outline planning permission for two semi detached houses in the rear garden, the application number is SL/2014/0944 with SLDC, this will expire in November 2019 unless renewed. Formerly two separate properties, the additional barn part of the property was purchased by the vendor in the late 1990's, it was then converted and made a part Winander. Buyers are advised to make further investigations should they seek to separate the two properties or to change the use. This would however be ideal for a live in relative.

**OPENING HOURS**

Mon, Tues, Thurs & Fri: 9am - 5pm Wed: 9:30am - 5pm

Sat: 9am - 4pm

Sun: Customer Service Team 10am - 4pm

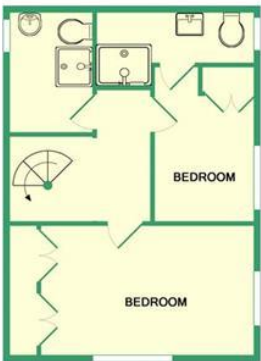
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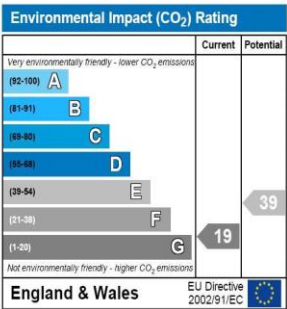
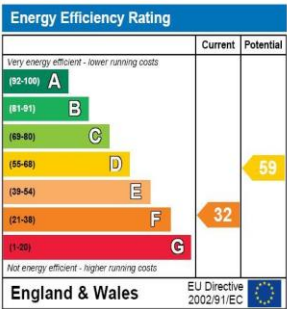


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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