



## Crake River House

Spark Bridge, Nr Ulverston, LA12 8BS

Guide Price £750,000



# CRAKE RIVER HOUSE

## SPARK BRIDGE

Crake River House is a former thriving bobbin mill. In the late 1990's it was converted into a unique, contemporary family home. It is situated within the semi rural village of Spark Bridge. Accommodation in this substantial property briefly consists a spacious reception hall, downstairs cloakroom, kitchen/diner, large playroom/home office, 60ft living room, four large double bedrooms all with ensuite, detached garage, landscaped gardens, private parking for several vehicles and views over looking the River Crake. The property is immaculate and presented to a very high standard with modern fitments throughout including a contemporary kitchen with modern units, LED ceiling lights, pine doors and large multi fuel stove.

The Crake Valley, one of the lesser known Lakeland valleys, offers a very peaceful and picturesque environment for either a permanent home or for attracting holiday rentals. At the head of the valley is Coniston Water and the rising uplands of central Lakeland with the River Crake flowing through Spark Bridge into the estuary of Morecambe Bay and nearby Greenodd. Within the Lake District National Park, Spark Bridge is a small but vibrant rural community, with plenty of local activities, a village hall and two pubs within walking distance of Crake River House. Whilst positioned in a quiet private courtyard there is good road access nearby to the A590, giving a quick access to the M6 junction 36 and rail connections at Ulverston or Oxenholme. The popular market town of Ulverston is only a short drive and offers a wide range of amenities and good range of local shopping.



## Accommodation

Stoned paved steps lead to the wide front door which gives access to:

### Entrance Hall

A substantial hallway way which gives access to a stunning galleried staircase with high ceilings. There are four radiators and a window overlooking the side of the property. Off the entrance hall is a downstairs cloakroom facility with WC and wash hand basin.

### Kitchen/Diner

A large room, fitted with a good range of modern and attractive shaker style wall and base units in grey, complimented with a white granite pattern work surface and a grey shade composite sink unit with chrome mixer tap. In addition there is a Siemens four ring induction hob, electric double oven, grill and stainless steel extractor hood. There is an integrated dishwasher and ample space for a fridge/freezer. There is a large central island unit with curved base units and a white marble work surface, with space for four stools under. A large built in wine store will be an added benefit for wine fanatics. There are three double glazed windows and double glazed French doors which lead out onto a patio area, perfect to sit and enjoy the river views.

### Utility Room

Spacious and practical this utility room has been fitted with a range of wall and base units, which match the kitchen. There are built in cupboards which house the Grant oil boiler and hot water cylinder. There is plumbing for a washing machine and ample space for a tumble dryer.

### Living Room

A large and bright lounge which is flooded with natural light from the windows and two sets of French doors which over look the river. Opening out on to a full length balcony, with modern steel curved railings, offering aspects over the river Crake and to the open fields, fell and woodland. At one end of the room there is an ornate, red sandstone fire surround with blue slate hearth with a multi fuel stove. With high ceilings, four radiators and a further set of French doors which open out onto the garden. This truly is a magnificent contemporary lounge offering space to accommodate all the family and every occasion with dining area currently set up for 20 people.

### Family Room

A light and airy room with high ceilings located at the front of the property, with double glazed windows. There are also four radiators, LED spot lights and wall lights.





From the hallway, feature stairs lead up to the landing, a large open area with Velux window allowing natural light to flood in. This landing overlooks the main entrance hall with a radiator and pine doors leading to each of the four bedrooms. In addition to this there is loft hatch from the landing which leads to a substantial storage area with potential to become a fifth bedroom or hobby room subject to necessary planning consents.

### Bedroom One

A master bedroom suite with aspect and views over the garden and the river Crake. There are four Velux windows, LED ceiling lights, four radiators and built in modern furniture. There is ample space for a morning seating area. Ensuite - A good size room with a modern low level bath, WC, a pedestal wash basin and a glazed shower cubicle. It has been finished with LED lighting, partially tiled with white tiles and a wall mounted heated towel rail and an extractor fan.

### Bedroom Two

With two double glazed windows and Velux window, with views to both the front and the garden and river outlooks. Modern fitted furniture with wardrobes with mirrored doors. Two radiators and LED ceiling lights. Ensuite - This is a lovely, modern and yet period style suite that has been fitted with a low level flush WC, a wash basin with taps and a premium glazed shower cubicle with flexi track spray. It has been finished with white complimentary tiling, white tubular vertical towel radiator and extractor.

### Bedroom Three

With lovely views of the river to the side aspect and two Velux windows. There are two radiators, LED ceiling lights and a wall of modern fitted furniture, another superb and sizeable bedroom. Ensuite - A large space with a shower cubical, WC and pedestal wash basin, in neutral colours with a double glazed window, LED Spot lights, wall mounted heated towel rail and extractor.

### Bedroom Four

A stunning and spacious room with dual aspect double glazed windows overlooking the front of the property. There are LED ceiling lights and three radiators. Modern built in wardrobes and a dresser unit. Ensuite - A large space with a shower cubical, WC and pedestal wash basin, in neutral colours with a double glazed window, LED Spot lights, wall mounted heated towel rail and extractor.





### Outside

To the side of the property there is an easy to maintain garden with a lawn area, stone paved patio and a large raised bed, all very neatly presented. The patio area overlooks the river and is the perfect place to relax and enjoy the sound of the River Crake flowing by whilst dining al fresco on long summer evenings. For cooler days there is a UPVC fully glazed summer house, with sliding doors. Ample parking to the front with cobblestone patio. Paths to the side elevations and with slate chippings leading to the balcony.

### Garage

There is a stone built detached garage with an electric door, the garage has electric connected. To the rear of the garage is a secure inner yard area,

walled, with an oil tank and storage. There is also external lighting and a water tap.

### Directions

[www.what3words.com](http://www.what3words.com) ///ticket.judges.blackouts

Directions; Travelling west on the A590 take the second turn off the new roundabout at Greenodd, continue on the A5092 and after approximately 2 miles turn right immediately before The Farmers Arms. After passing the Royal Oak on the left hand side take the next left turning into a private court yard area. The house is located on the right hand side

### Services

Mains electricity and water. Oil fired central heating. Private drainage to a septic tank located to the rear of the garage.

### Broadband

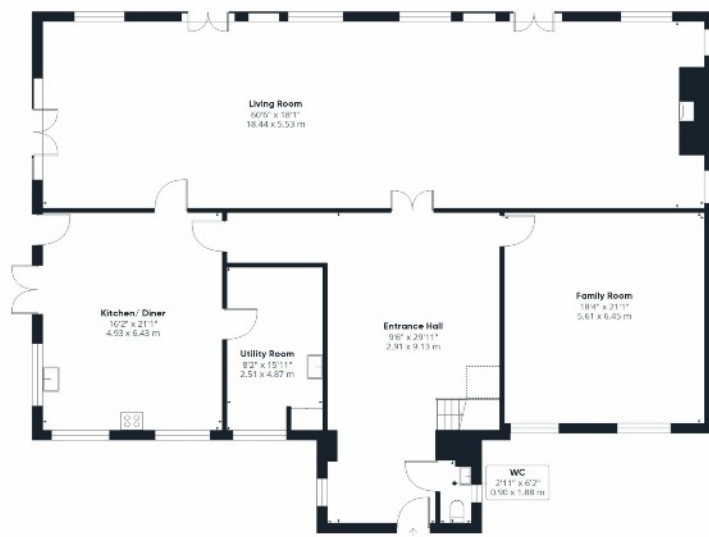
Superfast speed available of 80 Mbps download and for uploading 20 Mbps.

### Tenure

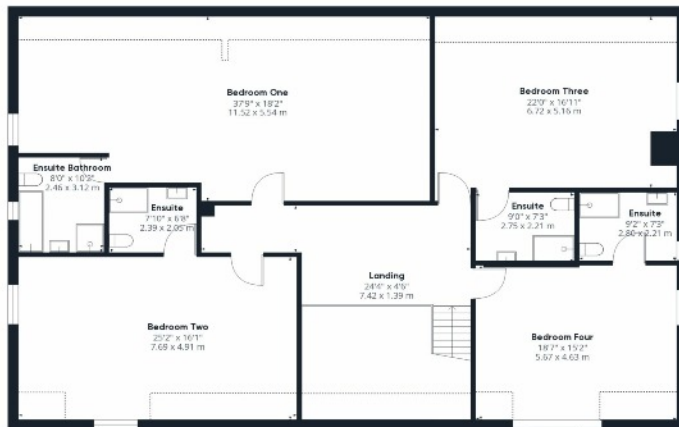
Freehold.

### Local Authority Charges

Westmorland and Furness Council – Council Tax band G



Floor 0 Building 1



Floor 0 Building 2

Approximate total area<sup>iii</sup>

4897.58 ft<sup>2</sup>  
455 m<sup>2</sup>

Reduced headroom

266.19 ft<sup>2</sup>  
24.73 m<sup>2</sup>

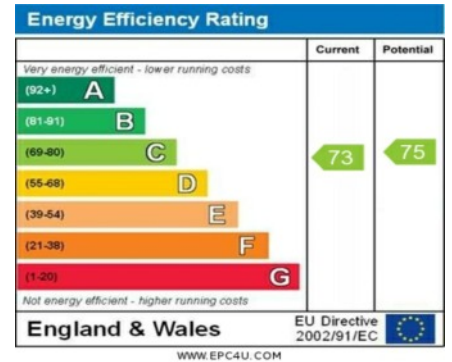
(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Viewing is strictly by appointment with the sole agents

The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.

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