



2 Summer Hill House

Spark Bridge, Ulverston, LA12 7SS

Guide Price £375,000

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Spark Bridge, Ulverston

Welcome to this exquisite maisonette apartment that boasts a total area of 1291 square feet, nestled between the vibrant communities of Ulverston and Greenodd and only 5 miles from the shores of Coniston Water. The two bedroom apartment offers captivating views over the grounds of Summerhill House and accessible parking for two vehicles. On the ground floor, you'll find a generously sized bedroom, a practical utility room, and a full bathroom complete with both a shower and bath. Ascend to the first floor and be greeted by another inviting bedroom equipped with a cosy feature fireplace, an ensuite facility with a shower, and a combined kitchen/living area with fabulous high ceilings. Step out of the patio doors onto the covered veranda which commands idyllic views over the beautifully, landscaped, communal gardens and ornamental fountain.

Dating back to the late 1700's, Summer Hill House is a beautiful, Grade II listed country residence of classic Georgian design. Owned by the same family for over 200 years, sympathetically and imaginatively converted into 5 uniquely designed, spacious, luxury apartments in 2012. Retaining the elegance and charm of the Georgian period with high ceilings and large sash windows, these bright and sunny apartments ooze a sense of grandeur and benefit from high quality modern fittings including Italian kitchen and German designed sanitary ware.

The apartment will suit a wide range of buyers ideal as a holiday home as an easily lock up and leave weekend retreat, holiday let investment opportunity or permanent easily maintained home.





Accommodation

Hallway

'L' shaped hallway finished with engineered oak floor, stairs to first floor with under stairs storage cupboard.

Utility Room

A useful room with ample space for storing boots and coats. Fitted wall cupboards of high gloss white cabinets, one enclosing the washing machine. Ceramic tiled floor.

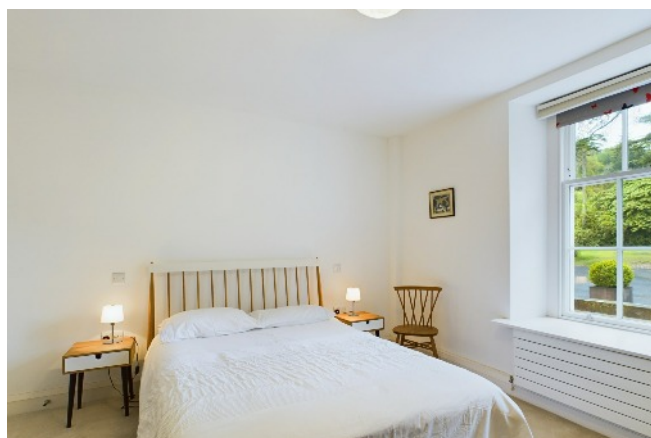
Bathroom

A luxury bathroom with contemporary, high quality four piece suite comprising shower cubicle with fixed glass screen, double ended bath with shower attachment, WC and sink unit on attractive vanity unit with marble surface. High gloss white wall tiles, ceramic tiled floor, chrome ladder style radiator and recessed ceiling spotlights. Underfloor heating.

Bedroom Two

A spacious double bedroom with large doubled glazed sash window with window seat offering pleasant outlook to the rear.

Stairs lead to the half landing with large frosted internal window and onward to landing with impressive original wide doors into the living area.





Living/Dining/Kitchen

A fabulous open plan living space immersed in natural light this large space is decorated tastefully and blends seamlessly with the retained period features of ornate cornicing, picture rail and ceiling rose. The room is largely dominated by the impressive floor to ceiling patio doors giving direct access to the veranda. The room is finished with stunning parquet flooring throughout and has ample space for both living and dining furniture.

Kitchen

The kitchen is furnished with high quality white wall and base cabinets with large island and breakfast bar. The white work surfaces incorporate the sink and induction hob with extractor over. Integrated electric eye level double oven, dishwasher and fridge freezer. Recessed ceiling spot lights. There is also another entrance door off the communal stairwell into this level.



Study

This compact space off the living area is ideal as a study or office. Filled with light via the French doors to the verandah and exceptionally high ceiling. Fitted desk and shelving and parquet flooring.

Bedroom One

A generous master bedroom with original sash window with working shutters provides a pleasing outlook to the rear. Attractive fitted wardrobes with sliding doors. Charming feature cast iron fireplace and picture rails.

En-Suite Shower Room

Comprising high quality suite of shower enclosure with fixed glass screen, vanity wash hand basin and WC with concealed cistern. Chrome ladder style radiator, attractive tiling and underfloor heating.





Outside

The approach to Summer Hill House is impressive to say the least. The wonderful, tree lined driveway winds around and up to the property at the top and parking to the side.

On the front of the property the apartment has direct access from the living space and study to a superb veranda and this slightly elevated, paved space offers ample room for patio furniture from which to enjoy the peace and quiet and wonderful views over the communal gardens.

There are two private parking spaces provided and further visitor parking is also available.

Services

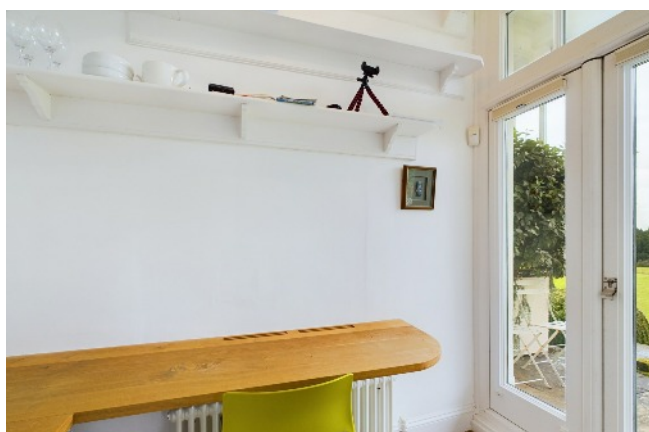
Mains electricity, private water and drainage. Oil fired central heating and partial underfloor heating.

Tenure

Leasehold on a remainder of a 999 year lease dated January 2014. Management charges payable of £279.34 per month is payable to the Management Company. The service charge includes grounds maintenance & gardening costs, sewage treatment plant including bi-annual service & annual emptying, communal areas & outdoor lighting, fire alarm maintenance including extinguishers to communal areas, managing & accountancy fees, window cleaning, maintenance of boilers & meters, electricity to plant room, building insurance, public liability insurance, sinking fund, decoration of building (exterior) and internal communal areas. Holiday letting is permitted.

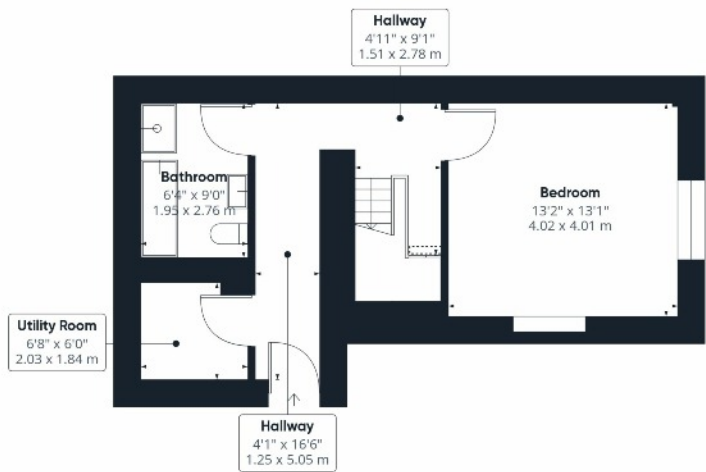
Council Tax Band

Westmorland and Furness Council- D

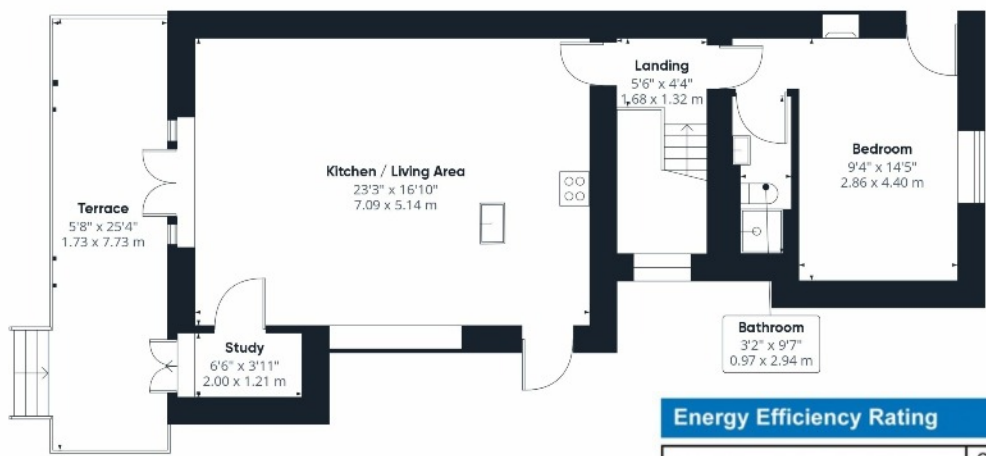


Directions

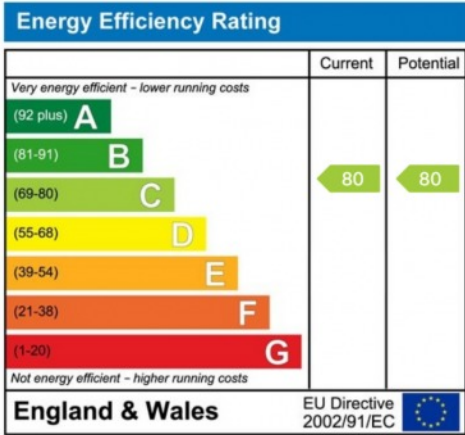
To reach the property from Newby Bridge, follow the signs to Barrow-in-Furness turning right at the Greenodd roundabout towards Coniston. (A5092) Follow this main road for approximately 1 mile passing a turning for Spark Bridge on the right. Take the next left turn approximately 120 yards further on and travel up the hill for 0.2 of a mile. The impressive, gated driveway for Summer Hill House can be found on the right. Follow the driveway to the top and round to the private parking area to the right.



Floor 0



Floor 1



Approximate total area ⁽¹⁾
1049.48 ft ²
97.5 m ²
Balconies and terraces
154.35 ft ²
14.34 m ²
Reduced headroom
0.86 ft ²
0.08 m ²

(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.