



PRICE £775,000

**WELL HOUSE FARM, BROUGHTON
BECK, ULVERSTON,
CUMBRIA, LA12 7PR**

This fabulous farmhouse style property is set in an idyllic rural location with fabulous gardens and stunning views. The extensive living accommodation has been beautifully renovated/upgraded, offering a high standard of finish throughout. The versatile living accommodation has three reception rooms over two levels, five bedrooms (with two of those having an en-suite shower room) plus a spacious family bathroom. There is an oil-fired central heating system, uPVC framed double glazing and plenty of off-road parking for up to three vehicles.



5

3

3

Twin Garage &
Driveway
Parking

Dining Room



DIRECTIONS

What3words: [///farmer.downcast.regime](https://www.what3words.com/#!/farmer.downcast.regime)

DESCRIPTION

The beautiful country setting offers stunning views over open farmland and a handful of neighbouring properties, plus the convenience of having the market town of Ulverston within a 3 mile drive.

The open fronted porch shelters the main entrance door that leads you into the dining room, a spacious and characterful room with beams throughout the ceiling, a beautiful slate flagged floor and a feature fire with an open grate. This room is central to the ground floor accommodation and has open access into the adjacent kitchen, and double doors leading into the inner hallway and the adjacent snug.

The snug provides a more cosy feel, with the room also boasting beams throughout the ceiling and also a feature fireplace that has slate and brickwork and a solid fuel cottage-style stove set within. There is stepped access into the bedroom alongside, which is currently used as an impressive home office.

This naturally bright room has a vaulted ceiling with a large multi-pane window to the front elevation and a skylight to the rear. There is an en-suite shower room that has a shower cubicle with an overhead rain shower, a wall-mounted wash hand basin with cupboard storage below plus a close-coupled WC.

There is also an impressive kitchen to this ground floor level where there are plenty of fitted cupboards and drawers, with a beautiful bamboo style work surface above with matching upstand. The electric Aga is a beautiful feature within the space and offers conventional style cooking with four separate ovens and a range of hot plates with a wall-mounted cooker hood above. There is also a double bowl sink unit with a mixer tap plus an integrated dishwasher, fridge and a freezer.

There is a breakfast area alongside the main kitchen space where there is access to one of several patio areas. The laundry room which is alongside the kitchen offers a further expanse of work surfacing and extensive cupboard and drawer storage in a matching style.



Kitchen

Breakfast Area



There is an integrated freezer beneath the work surface, a washing machine and space for a tumble dryer.

An internal door leads you into the inner hallway where there is a staircase leading up to the landing area, which leads you to the majority of the remaining accommodation. There is a significant sized storage room, an impressive multi-aspect lounge with stunning views, glazed double doors opening onto the terrace and also a second en-suite bedroom which has dual aspect views of the garden and a three-piece shower room, where there is a double shower enclosure with an overhead rain shower, a close-coupled WC and a wall-mounted wash hand basin which has a window unit behind with an opening pane.

This level also provides a cloakroom/boot room where there is plenty of space for coats and boots etc, and also access into the garden. The inner landing area has exposed timbers to the ceiling, a panelled wall and doors leading to three further bedrooms and the family bathroom. There is also a large loft access panel.

The family bathroom has an independent shower cubicle with an overhead rain shower, a WC with concealed cistern, a rectangular shaped wash hand basin and also an inset bath with a shower attachment to the mixer taps. There is a painted tongue and groove style finish to the walls around the majority of the sanitary ware, plus a built-in cupboard which houses the hot water cylinder tank with immersion heater.

The three bedrooms on this level are all positioned to the front of the property, offering comfortable proportions to accommodate a double bed and associated furniture as well as enjoying a lovely view.

The outside garden space has also been landscaped and beautifully finished with a colourful patio area to the front of the property, where there is a raised flower bed and an amazing wisteria that is creeping across the front of the property. The main garden includes a dual level patio with a glazed balustrade and natural flagged pavers. The vast majority of the space is laid to lawn, with a portion of the garden dedicated to providing a more natural meadow-style feel with tall grass and flowers. There are also mature trees and established planting, a wildlife pond and also a treehouse.



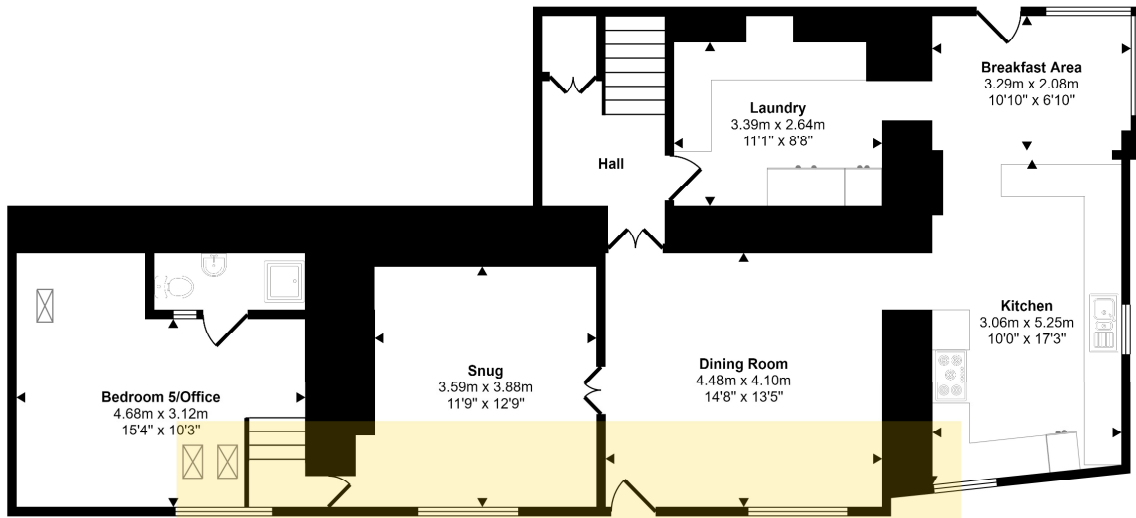
Bedroom Two

Bedroom Three

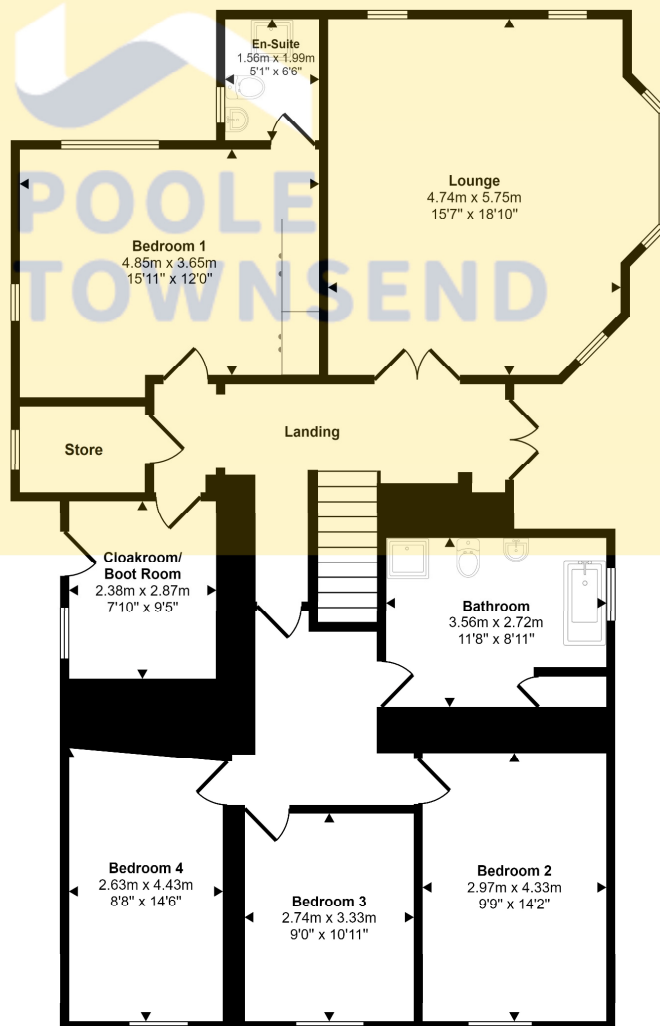
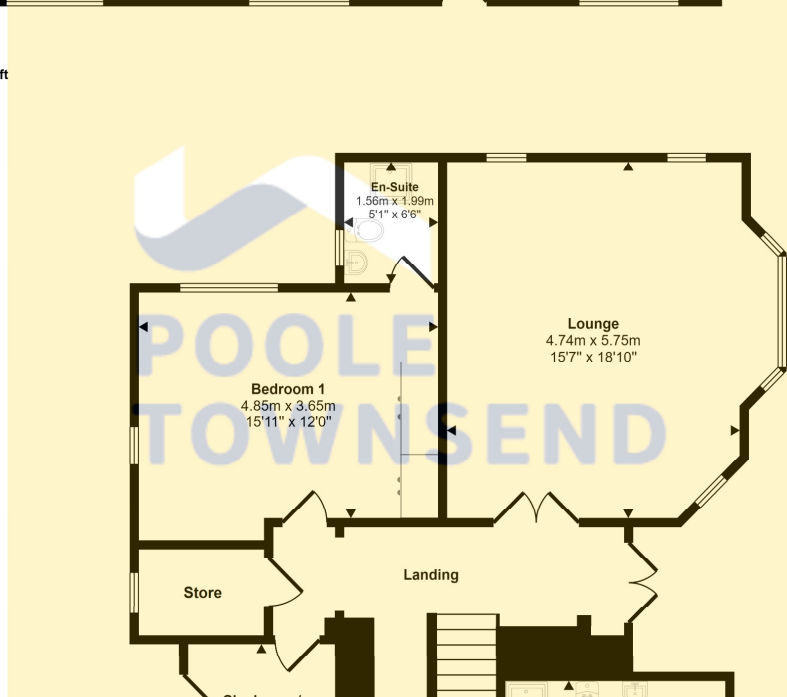


Property layout

Approx Gross Internal Area
253 sq m / 2718 sq ft



Ground Floor
Approx 113 sq m / 1213 sq ft



First Floor
Approx 140 sq m / 1505 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Additional information

Council Tax Band: E
Local Authority: Westmorland and Furness Council
Services: Mains electricity and water. Drainage to septic tank. No gas.
Tenure: Freehold
EPC Rating = TBC

Your mortgage arrangements

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<http://www.rightmove.co.uk/broadband-speed-in-my-area.html>

