



Charcoal House, Nibthwaite, Ulverston, LA12 8DE
Guide Price: £750,000

MATTHEWS
BENJAMIN



Charcoal House

Nibthwaite

Charcoal House is a beautiful, highly versatile, well-proportioned four double bedroomed barn conversion incorporating an integral one bedroomed annex. Tastefully presented with an excellent combination of original character features with modern fittings and appointments. The property enjoys lovely rural views, attractive manageable garden, detached garage and parking for up to five cars.

Charcoal House is a stunning south facing traditional stone built Lakeland barn which is documented back to the 1730's. It was converted into a dwelling in the late 1960's along with other heritage buildings.

Over the years the property has been sympathetically modernised and refurbished into a highly presentable four bedroom and three bathroom property. The period character of the former barn has been retained throughout but combined with modern amenities and facilities. Separate from but integral with the main house, part of the ground floor now offers very flexible alternative accommodation options for an office, a granny annex or self-contained space for friends and relatives or as is the property is rented as a successful and well established holiday rental. Generating an annual income of circa £57,000 gross.

Extremely well proportioned light and attractively presented rooms are spread over two floors with a particularly spacious sitting room and balcony on the first floor giving lovely country views over farmland, river and over to the Coniston range of fells. All the windows look out to fell, field and woodland views. Downstairs the large hand crafted family kitchen/dining area is warmed by an AGA cooker. The house has bespoke double glazed hard wood windows and external doors throughout and oil fired central heating.

A large loft area extends over the whole of the property that could be converted to further accommodation subject to planning permission. Outside there is a separate garage/workshop and garden shed with additional private parking for at least 4 other cars.



SITUATION

Within the Lake District National Park, Low Nibthwaite is a small rural community located on a private access lane off the East of Lake road that runs alongside Coniston Water, famous for its connections with Donald Campbell, Arthur Ransome and John Ruskin. Just under a mile south of Coniston Water, it lies in the Crake Valley, a lovely peaceful, quiet and unspoilt area of the South Lakes. Charcoal House is an 18th Century barn that once served a local iron smelting furnace. The property overlooks the River Crake below and Coniston Old Man can be seen from the sitting room balcony. Readily accessible to the central lakes, the location is convenient for the market town of Ulverston (15 mins), the A590 trunk route leading to Kendal and the M6, and fast trains from Oxenholme (Kendal) reach London in 2 ½ hours.

ACCOMMODATION

GROUND FLOOR

Front glazed stable door leading into:

KITCHEN/DINING ROOM

A lovely light and airy dual aspect room with a quality fitted handmade selection of base units with an excellent combination of slate and oak worktops and handmade island unit. Belfast sink with mixer tap, integrated dishwasher, fridge and electric three oven AGA with fitted programmable slumber mode. The kitchen has attractive exposed beams, oak window lintels and attractive views towards the garden. With tiled floor and concealed consumer unit and electric meter.

SNUG

A semi open plan room leading off the kitchen/diner with its own deep silled side garden window. The snug has solid oak floors and provides a comfortable and convenient additional downstairs sitting area.

UTILITY ROOM

Off the kitchen, the utility room contains cream wall and base units including a stainless steel sink unit with mixer tap, plumbing for washing machine and ample electric points for freezer, dryer and other equipment. The utility has a tiled floor and also serves as a cloak room.

WIDE HALLWAY

Leading off the kitchen accessed via lovely double glass panelled oak doors, the hallway has solid oak flooring leading to the generous stairway up to the first floor. Off the hallway is a;

GROUND FLOOR BATHROOM

An attractive white three piece suite comprising claw foot bath with shower attachment, pedestal wash basin and WC. The walls are clad to half height with painted tongue and groove paneling.





INTEGRAL ACCOMMODATION

Holiday cottage annex

Leading off the utility room through an oak clad fire door is the remaining accommodation on the ground floor – See Annex details.

FIRST FLOOR

LANDING

A lovely large landing area lit by a feature skylight. There is a loft hatch with pull-down ladder leading to a partially floored full length loft with ample headroom that is currently used for storage space. Subject to planning permission the loft area could be developed for further accommodation.

SITTING ROOM

A spacious and light dual aspect room with lovely views over to the river below and Coniston range of fells from the balcony. The room has an 8KW multi-fuel stove on a slate hearth. Exposed beams and painted original stone walls are traditional features in this most attractive room.

BEDROOM ONE

A large double room with twin fitted wardrobes and two large south facing windows with window seats overlooking the garden.

BEDROOM TWO

Another light, spacious and dual aspect double bedroom that faces south and east with window seat and painted exposed stone wall.

BEDROOM THREE

A third double room facing south. With a window seat and painted exposed stone wall.

BATHROOM TWO

Very appealing four piece white en-suite comprising inset wash hand basin and cabinet, WC, bidet and double walk in shower. It has a built-in airing cupboard and a large heated towel rail. The floor is oak effect tiles and there is painted tongue and groove panelling to half height.

INTEGRAL ACCOMMODATION ANNEX

The annex can be accessed either internally via the utility room or externally via a glazed front door.

KITCHEN DINER

A social open plan room with a selection wall and base units. Sink unit with mixer tap. Four ring electric hob with electric oven and extractor fan. Integrated dishwasher and fridge. Part wall tiled. Oak flooring. Exposed oak beams dividing the room with the;



SITTING ROOM

With feature wood burning stove on a slate hearth and south facing double doors, an open plan bedroom area part screened by a folding door to the;

BEDROOM

Bedroom area open plan with sitting room.

SHOWER ROOM

Lovely room comprising of a corner shower cubicle, pedestal wash hand basin and WC. Half panelled walls with oak floor, heated towel/radiator, electric shaver point and extractor fan. Original exposed beam.

Off the bedroom is a;

STORE ROOM

A highly useful storage facility that houses the oil-fired central heating boiler. The annex has solid oak flooring, an oak beam in the ceiling and oak internal doors. This flexibility of this accommodation means it could alternatively be used as an office/meeting room, separate guest space or granny annex.



OUTSIDE

Generous enclosed lawn garden bordering open countryside with an attractive combination of trees, flower beds, mature shrubs and bushes with a selection of fruit trees. Attractive sunny south facing aspect. Delightful summer house providing shelter and views towards the Lakeland fells. Detached timber garage/workshop with double doors on a concrete base with electric. Private parking for at least five vehicles.

There is a separate garden area for Charcoal Nook.

SERVICES

Mains electric and water. Private septic tank. Oil Fired Central Heating. Solar panels fitted in 2008 provide additional heating for hot water. Electric car charger. HIVE heating control.

TENURE

Freehold.

BUSINESS RATES

£4,400. Amount payable £2156.

Small business relief may be applicable where it could be zero.

DIRECTIONS

From the south turn off the A590 at Greenodd and proceed north on the A5902 for approximately 2 miles fork right towards Lowick/Coniston on the A5084 until you reach a small cross roads at Lowick Bridge. Turn immediate right (The Red Lion Inn is visible on the left) then turn immediately left over the river and continue north for approximately 1 mile, turn left sign posted private road, there is also a post box set into the wall. Charcoal House is the first property on the right hand side. (Approximately 5 minutes drive from A590).

From the Ambleside area drive South to Coniston Village and follow the A5084 to Lowick Bridge cross roads-turn left over the bridge and then follow the direction up the east of Lake Road.

WHAT3WORDS///jigsaw.thumbnail.unicorns

BROADBAND

Standard speed potentially available from Openreach of 30 Mbps download and for uploading 4 Mbps.

MOBILE

Indoor: EE are reported as 'likely' for both Voice and Data services. O2 and Vodafone are reported as 'limited' for both Voice and Data services. Three does not report providing any services.

Outdoor: EE, O2 and Vodafone are reported as 'likely' for both Voice and Data services. Three are reported as 'limited' for both Voice and Data services.

Broadband and mobile information provided by Ofcom.



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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