



Fell Foot House

High Nibthwaite, Ulverston, LA12 8DF

Guide Price: £575,000

MATTHEWS
BENJAMIN

Fell Foot House

High Nibthwaite

Fell Foot House is a traditional detached four bedroom stone built barn which was converted into a farmhouse in the 1930's. The property offers a generous sociable kitchen diner, a cosy lounge, sun room, boot room and plenty of outdoor space. It would suit a variety of buyers, whether as a family home, holiday let or holiday retreat.

The property also incorporates an integral compact self-contained unit, offering options for holiday rental, home office or a self contained space for friends and relatives. This is on the ground floor with level access.

SITUATION

High Nibthwaite is a unique hamlet, situated on the south eastern shores of Coniston Water. In former days it would have been a bustling place, storing and transporting charcoal, slate and other commodities down the River Crake. Now it is a peaceful corner of the Lake District National Park, with the lake, woodlands & waterfalls on the doorstep. Famous for Arthur Ransome, author of Swallows and Amazons, who spent his childhood holidays here and from which he gained inspiration for his stories later in life.

Properties rarely come up for sale in High Nibthwaite and the current owners have lived here for forty years. This is a rare opportunity to purchase close to Coniston water.





ACCOMMODATION

BOOT ROOM

Rear glazed door leading into useful boot room with Belfast sink and quarry tiled floor. Pine-panelled ceiling, exposed beams and velux window. Internal glazed door leading into:

KITCHEN/DINER

A well proportioned light and airy dual aspect room with feature brick chimney breast with integrated oil fired Aga. A selection of wall and base units with worktop. 1.5 bowl sink unit with mixer tap, four ring electric hob, electric oven and plumbing for dishwasher. Part wall tiled and built in integrated cupboards. Internal door leading through to:

HALLWAY

Original glazed front door and staircase.

LIVING ROOM

A characterful room with an original cast iron fireplace with tile surround. Rear hallway with useful understair cupboard leading to:

SNUG

Small kitchenette, wall and base unit with two ring gas hob, Belfast sink and wall mounted microwave. Cosy corner wood burning stove with quarry tile hearth and vaulted pine panelled ceiling, velux and exposed beams.

GARDEN ROOM

Feature Lakeland stone exposed wall and sliding patio doors with garden views.

STUDY/SINGLE BEDROOM

This could be used as an occasional single bedroom or a study. Electric wall heater. Level access.

SHOWER ROOM

Three piece white suite comprising of double corner shower cubicle, WC and wash hand basin with mixer tap. Level access.





FIRST FLOOR LANDING

Feature exposed Lakeland stone wall, concealed electric meter and consumer unit. Window seat enjoying wonderful country views.

FRONT BEDROOM ONE

Light and airy double room with high ceiling. Electric fire sat on slate hearth in front of previous open fire.

FRONT BEDROOM TWO

A well proportioned double room with countryside views.

REAR BEDROOM THREE

A spacious double room with lovely garden and fell views.

BATHROOM

A generously proportioned four piece suite comprising of shower cubicle, clawfoot bath, WC and pedestal wash hand basin. Majority wall tiled and fully floor tiled. Built in airing cupboard.





OUTSIDE

The property has a private designated parking space whilst there is private gated access leading to additional parking. Delightful lawned area with a selection of planted mature shrubs and bushes with a terrific sunny aspect with country views. Designated patio area and oil tank. Please note: the neighbouring small barn has right of access. An additional neighbour has a narrow right of way to their garden.

SERVICES

Mains electric, water and oil fired heating. Shared private drainage due to be replaced.

TENURE

Freehold. Vacant possession on completion.

COUNCIL TAX BAND

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DIRECTIONS

From the south, turn off the A590 at Greenodd, A5092, then right on to A5084. At Lowick, turn right towards East of Lake. The property is next to the old red telephone box.

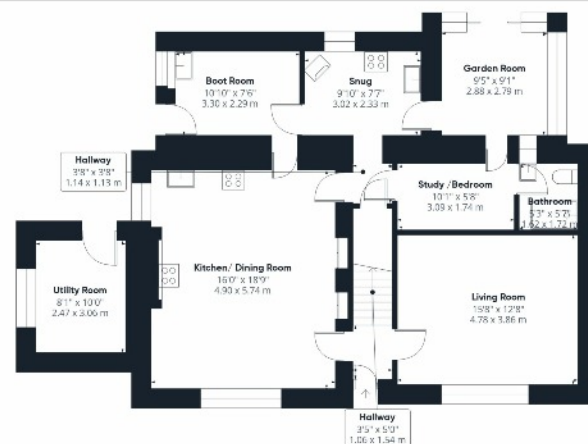
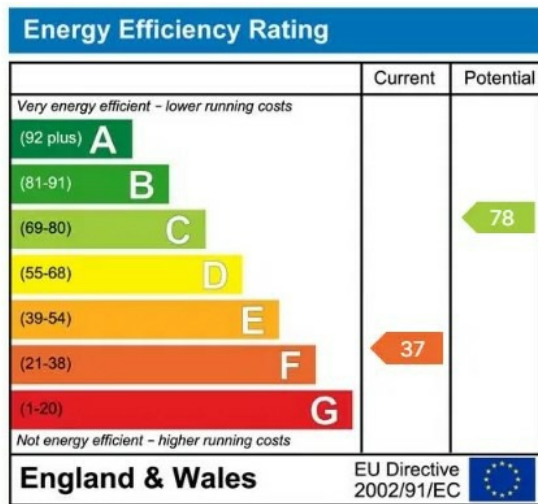
WHAT3WORDS

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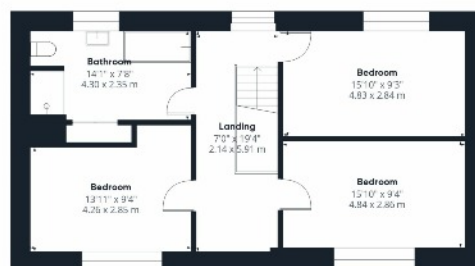
MOBILE

For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: [checker.ofcom.org.uk](https://www.ofcom.gov.uk)





Floor 0



Floor 1

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Approximate total area⁽¹⁾

1655 ft²
153.7 m²

(1) excluding balconies and terraces

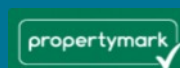
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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