



£375,000



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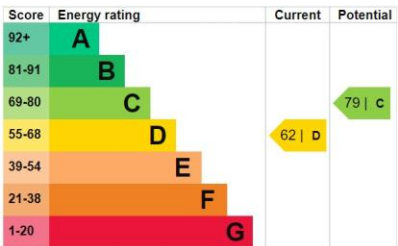
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PARKING



Estate Agency Act 1979
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Mount Pleasant House, Greenodd, Ulverston,

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Superb period property situated in this excellent location within the village of Greenodd. The property is of deceptive and spacious proportions retains much character. It offers a fabulous family sized home in this popular and sought-after village. Comprising of spacious hallway, lounge, dining room, kitchen, utility, sauna and shower room to the ground floor with four good sized bedrooms, study area, bathroom and box room to the first floor. Complete with integral workshop/store, gardens to front, gas fired central heating system, double glazing light and off road parking for one vehicle. In all a super property of character that would be appreciated upon internal inspection. The village offers many amenities including butchers Primary School public house and other facilities including Bakehouse and ice cream parlour etc on the village light industrial park. The location offers easy access to the A590 to Ulverston and M6 Junction 36 as well as offering an excellent base to explore the southern and western Lake District. Early viewing is invited and recommended.



DIRECTIONS

Proceeding into the village of Greenodd from the A590 turn left into the centre of the village by the Village Hall and Henry Armers Agricultural Services. Continue along the main street and after passing The Ship Inn, turn sharp right up Mount Pleasant. Continue up the hill passing Sheriff Bank on the left and after a further short distance up the hill, there is a Footpath Sign to the right-hand side, turn right along the lane and proceed to the end and where the property will be located.

GENERAL INFORMATION

TENURE: Freehold
COUNCIL TAX: F
LOCAL AUTHORITY: South Lakeland District Council
SERVICES: Mains gas, electric, water and drainage are all connected.





Accessed through a traditional solid wood front door with single glazed window to door frame opening into:

RECEPTION HALL

24' 0" x 6' 10" (7.34m x 2.09m)
Attractive wooden flooring, radiator and staircase leading to first floor. Set of double doors lounge and further open access to dining room. Recessed area with fitted coat hooks and door to ground floor WC.

WC

Two piece suite comprising of WC with push button flush and wash hand basin with mirror above. Tiled floor, tiled splashbacks and door to under stairs storage area.

LOUNGE

23' 10" x 15' 0" (7.28m x 4.59m)
Wood framed double glazed windows to front and rear, the rear window overlooks neighbouring property and garden and the front window overlooks the garden, neighbouring properties, hills and woodland in the distance. Coving to ceiling, two moulded ceiling light roses, three wall light points and fabulous white marble fireplace with polished granite hearth, cast inset and living coal flame effect fire. Wooden flooring and two radiators.

DINING ROOM

15' 8" x 11' 3" (4.79m x 3.45m)
Double doorway to adjacent kitchen. Double glazed wood framed window to front offering a good degree of natural light, wooden flooring, radiator, alcove recess ceiling light point and power sockets.

KITCHEN

15' 5" x 11' 8" (4.72m x 3.57m)
Attractive and spacious room with central island housing microwave, solid wooden work surface and seating around. Fitted with a range of base, wall and drawer units with worktop over incorporating double bowl stainless steel sink unit with tap and recess for range cooker with cooker filter hood over. Recess and plumbing for dishwasher, built in fridge and further dresser style unit with glazed display cupboards and open shelving. Wood panel ceiling with inset LED lighting, tiled floor and double glazed window to rear with deep slate sill. Pine door to utility room.

UTILITY ROOM

12' 8" x 6' 6" (3.88m x 1.99m)
Fitted wall units with stainless steel surfacing incorporating sink and drainer with mixer tap, splashbacks and shelving to walls. Recess and plumbing for washing machine and space for dryer. Modern grey spiral staircase leading to first floor with space for freezer to side and access to sauna and shower room.



SAUNA

5' 11" x 5' 10" (1.81m x 1.79m)
Electronically operated two person pine sauna.

SHOWER ROOM

11' 3" x 4' 7" (3.44m x 1.41m)
Sliding glazed door to tiled floor shower cubide, WC and pedestal wash hand basin. Modern panelling to walls, fitted mirror, extractor fan and tiled flooring.

FIRST FLOOR LANDING

Three quarter landing with tall secondary glazed window, the main landing has stripped wood flooring and eature ceiling light rose, access to study and doors to bedroom's, bathroom and box room.

STUDY

13' 2" x 11' 5" (4.03m x 3.50m)
UPVC double glazed window to front, open double doorway to landing which could be easily closed off to create a further double bedroom if required. Radiator, ceiling light point and power sockets.

BEDROOM

13' 2" x 11' 4" (4.03m x 3.47m)
Double room with uPVC double glazed window to front, radiator and polished wood flooring.

BEDROOM

11' 7" x 9' 0" (3.55m x 2.76m)
Double room with radiator, power socket, panelled ceiling with loft hatch and uPVC double glazed window to rear.

BATHROOM

11' 10" x 4' 9" (3.63m x 1.45m)
Fitted with a traditional style three piece suite comprising of Slipper bath with ball and claw feet, mixer tap with shower attachment, WC and wash hand basin with mixer tap and chrome ladder style towel radiator. Fully tiled floor and walls with uPVC double-glazed window with deeper tiled sill.

BEDROOM

15' 8" x 8' 11" (4.80m x 2.73m)
Double room with striped wood flooring, radiator, ceiling light point and power sockets. UPVC double glazed window to the rear.

BEDROOM

11' 10" x 9' 8" (3.63m x 2.97m)
Further double room with uPVC double glazed window to the front offering a lovey open aspect over the garden and beyond. Stripped wood flooring, electric light and power.

BOX ROOM

Walk-in wardrobe/box room with hanging rail and shelving.

WORKSHOP/STORE ROOM

19' 10" x 11' 10" (6.07m x 3.62m)
Windows to front and side door to the rear terrace. Spiral staircase down to utility room, access to loft storage area above. Potential for further development and may even with the right engineering offer potential to create a garage space if required.

EXTERIOR

Pleasant front garden with slate crazy paving for patio seating area enjoying good degrees of sunlight throughout the day. To the side is a useful garden store, opening to an area of grass with borders to the side of the flagged pathway. A gate accesses the footpath leading into the village with further gated access to the additional garden area. This area of garden is an excellent addition to the property and offers super potential for general landscaping and further development would offer a superb setting for a summer house garden room etc. At the side of the house is off road parking for one vehicle with a bin storage area etc.