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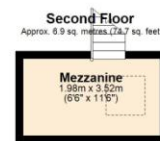
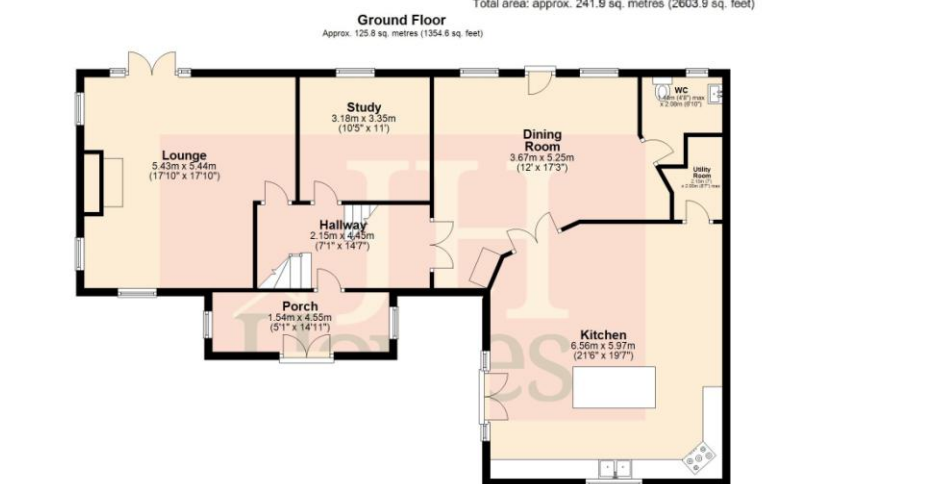
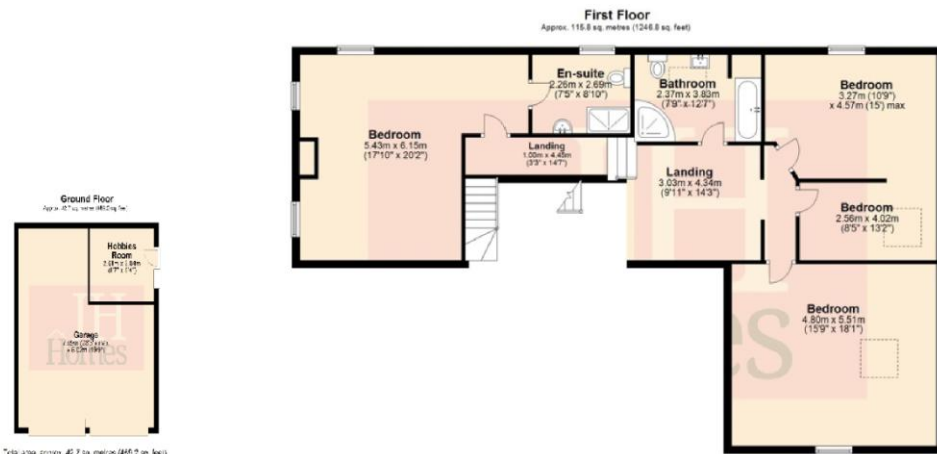
GARAGE & PARKING

# Dendron Lodge, Dendron, Ulverston, LA12 0QW

For more information call **01229 445004**

2 New Market Street  
Ulverston  
Cumbria  
LA12 7LN

[www.jhhomes.net](http://www.jhhomes.net) or [contact@jhhomes.net](mailto:contact@jhhomes.net)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

**Estate Agency Act 1979**

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How do you write an intro that does a property justice? I'm not sure with Dendron Lodge I can or even if I did would I have enough space.

Situated in an elevated position in the small but perfectly formed hamlet of Dendron this former primary school offers spectacular views, just one of the things that will blow you away when you arrive. The plot is a perfect size with ample parking, detached garage with hobby room, outbuilding storage, and several seating areas at the rear allowing you to enjoy both the rolling countryside as well as glimpses of Morecambe Bay. Laid out over three/two and a half floors, it will make sense when you see it - this home exudes flexible living and all of the family spaces allow access to the grounds and pretty much from every room you can either see the garden or the views. Bright and airy with plenty of space but not domineering it's the epitome of thoughtful and well-balanced design – a credit to the current owners.

Comprising of lounge, kitchen/diner/family room, utility, cloakroom/WC, study, dining room, porch, family bathroom, master bedroom with en-suite, mezzanine landing which is currently used as a study, two further bedrooms with one offering the ability to be split to create three separate bedrooms as well as one with its own mezzanine area. A stunning home in a fantastic location that will only be truly appreciated when viewed.



#### DIRECTIONS

From our office head north on Market Street with the Farmers Arms facing you at the top of the street. Turn left onto Queen Street and at the traffic lights turn right onto the A590. Continue past Aldi, Marks & Spencers and through Swarthmoor, over the roundabout before taking your next left signposted Great Urswick. Continue through the villages of Great Urswick and Little Urswick leaving them on Church Road. At the 'T' Junction signposted Scales/Baycliffe to the left and Stainton/Dalton to the right turn right and then immediately left heading towards Gleaston. Continue through Gleaston heading up the hill and at the War memorial taking a sharp turn on your right called Greystones Lane. Dendron Lodge is found just up here on the right hand side.

The property can be found by using the following approximate "What Three Words"

<https://what3words.com/cornering.singles.solo>

#### GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: F

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains water and electricity, drainage is by way of a septic tank which is shared with next door and oil tank for heating.

PLEASE NOTE: The video tour at the moment is showing the bathroom prior to upgrades being made.





PVC doors with double glazed inserts into:

#### **PORCH**

5' 1" x 14' 11" (1.55m x 4.55m)

Light room with an inviting feel, two Velux roof windows, two uPVC windows to sides, Karndean flooring and moveable spot lights to ceiling. Wooden door with decorative glazed inserts into:

#### **HALL**

7' 1" x 14' 7" (2.16m x 4.44m)

Offering access to a more formal dining room, lower set of stairs to both a lounge and study as well as stairs leading to the first floor and mezzanine landing. Wooden double glazed window to front, wooden door with glazed inserts to dining room.

#### **FORMAL DINING ROOM**

12' 0" x 17' 3" (3.66m x 5.26m)

Two uPVC double glazed windows and door giving access to an elevated patio area. Two radiators, two ceiling light points and wood burning stove set to hearth with wooden surround. Access to downstairs cloakroom/WC and kitchen/diner by way of double doors.

#### **CLOAKROOM/WC**

4' 8" x 6' 10" (1.42m x 2.08m) widest points

Two piece suite comprising of low level, dual flush concealed cistern WC and vanity unit housing sink with mixer tap. Ladder style radiator, ceiling light point, Karndean flooring and opaque uPVC double glazed window to rear.

#### **KITCHEN/DINER/FAMILY ROOM**

15' 11" x 19' 7" (4.85m x 5.97m)

Situated to the front of the property and perfect for those entertaining spaces.

Dining Area

Radiator, space for seating and ceiling light point. Open access but divided by a unique breakfast bar/central island.

Kitchen Area

Fitted with a bespoke range of base, wall and drawer units with worktop over incorporating ceramic style Belfast sink with grooved drainer and swan necked mixer tap. Freestanding ingenious island offering lower seating and incorporating wine rack and fridge. Other integrated appliances include microwave, dishwasher, five ring ceramic hob with cooker hood over and Nostalgie range style oven. Karndean flooring, spot lights to ceiling, uPVC double glazed window to front and patio doors with glazed inserts giving access to the side onto a dining/bbq area.

#### **UTILITY ROOM**

7' 0" x 6' 6" (2.13m x 2.00m)

Space for fridge or freezer, plumbing and space for washing machine and dryer. Space for coats and shoes, ceiling light point and floor mounted oil combi boiler.

#### **LOWER GROUND FLOOR**

Under stairs storage and access to lounge and study.

#### **STUDY**

10' 5" x 11' 0" (3.18m x 3.35m)

Multi use room with uPVC double glazed window to rear, radiator and ceiling light point. Open access to:

#### **LOUNGE**

17' 10" x 17' 10" (5.44m x 5.44m)

Offering a slightly more formal room if required but equally a space for every day living. Featuring an open fire with tiled hearth and back and bespoke, attractive wooden surround, two radiators, two ceiling light points, two uPVC double glazed windows to side, further uPVC double glazed window to front and patio doors to rear offering access to the garden.

#### **FIRST FLOOR LANDING & MEZZANINE**

9' 11" x 14' 3" (3.02m x 4.34m)

The mezzanine landing is currently laid out as a study but offers the ability to be used for a wide variety uses. Radiator, loft access with ladder, two Velux windows and ceiling light point. Access to all bedrooms and family bathroom.

#### **MASTER BEDROOM**

17' 10" x 20' 2" (5.44m x 6.15m) widest points

Excellent sized room with views over far reaching countryside views out of the three uPVC double glazed windows to two sides, two radiators, two ceiling light points and access to en suite.

#### **EN SUITE**

7' 5" x 8' 10" (2.26m x 2.69m)

Modern suite with vanity unit housing sink with mixer tap, concealed, dual flush WC and double walk in shower with rain style shower head and additional hand held head. Tiled to three walls, floor tiling, ceiling light point and ladder style radiator and recessed shelving.

#### **BATHROOM**

7' 9" x 12' 7" (2.36m x 3.84m)

Stylish four piece white suite comprising of modern WC with concealed cistern and push button flush, wash hand basin with chrome mixer tap inset to matching vanity unit with cupboards and drawers, corner shower with mixer shower and panelled bath with chrome central mixer taps. Complimented with recessed shelving, modern laminate woodgrain effect flooring, painted panelling to the wall, Velux, radiator and ceiling light point.

#### **BEDROOM**

15' 9" x 18' 1" (4.8m x 5.51m)

UPVC double glazed window to front, bank of fitted wardrobes to one wall, moveable spots to ceiling, radiator and loft access. Space saving stairs to mezzanine area which would make a great play room or office space for a teenager with Velux roof light.

#### **BEDROOM**

10' 9" x 15' 0" (3.28m x 4.57m)

UPVC double glazed window to front, ceiling light point, radiator and open to a further area which could be separated to create another stand alone bedroom.

#### **BEDROOM**

8' 5" x 13' 2" (2.57m x 4.01m)

Radiator, Velux roof window and separate door to landing.

#### **EXTERIOR**

The plot is entered through a wooden set of double gates to reveal an extensive amount of parking to the side and front. The front offers seating areas set to a paved patio with stone chippings featuring set lighting creating a divide between the driveway and seating area. To the rear is a good sized lawn with stepping stones giving access to multiple areas which include a screened outbuilding and oil tank, paved seating area accessed from the lounge, decked area which allows for exceptional views over the fields and Morecambe Bay whilst listening to the babbling water from the ornamental stream and rockery, then a higher level decking area which is accessed from a double glazed door from the dining room. Additional clever space for recycling bins and wood store.

#### **DOUBLE GARAGE**

23' 3" x 19' 9" (7.09m x 6.02m) widest point

With up and over doors, one being electric and the other manual. Water tap to side and further hobby room to the rear.

#### **HOBBY ROOM**

8' 7" x 9' 4" (2.62m x 2.84m)

Situated to the rear of the garage but accessed by way of an external door. Offering power points, light and double glazed window to side.

