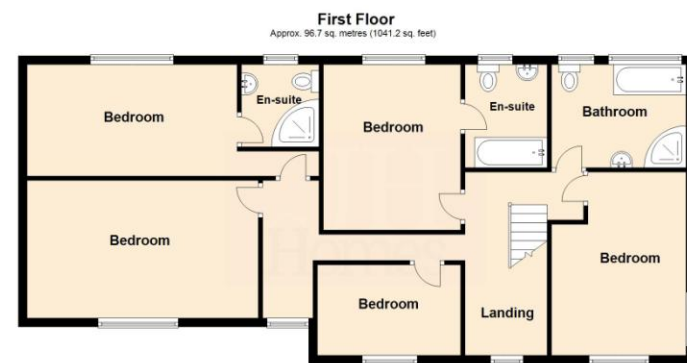
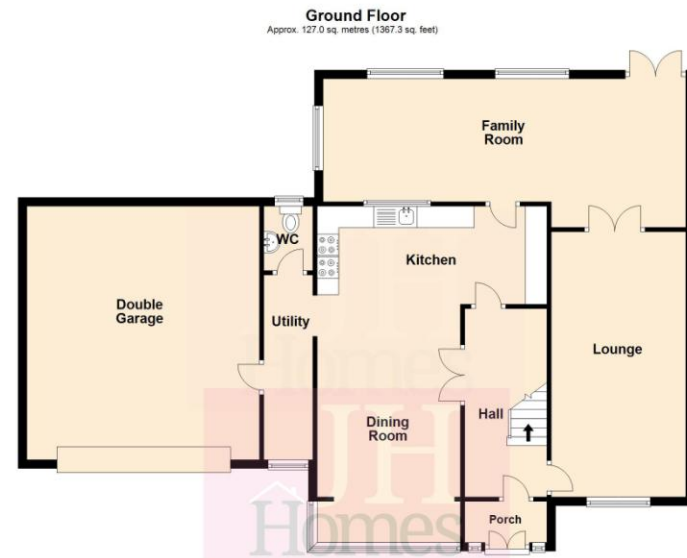


**JH
Homes**

£650,000



Total area: approx. 223.8 sq. metres (2408.6 sq. feet)



2



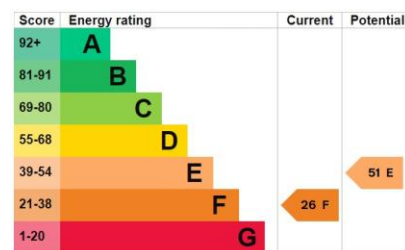
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3



GARAGE & PARKING



Estate Agency Act 1979

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of JH Homes has the authority to make any representation or warranty in relation to the property. All electrical appliances mentioned, power points or heating systems have not been tested by this office and therefore cannot be guaranteed to be in working order. All measurements are approximate in these details.

**JH
Homes**

**Conian, Mountbarrow Road,
Ulverston, LA12 9SA**

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Detached property situated to the edge of the popular market town of Ulverston and surrounded by open countryside. The property is extremely well presented by the current owners and has been extended and developed by them during their ownership. It offers a most spacious family sized home in this picturesque position offering stylish accommodation comprising of porch, hall, lounge, family room/conservatory, spacious kitchen, dining room, tility and to the first floor five bedrooms, two with en suites and a family bathroom. Attractive and well with presented gardens to the front and rear, driveway and an integral double garage. The property in our opinion offers a superior home perfect for a range of buyers in this excellent position that offers convenient access into Ulverston and the Low Furness Villages and with Birkrigg Common a short drive away. Inspection of this excellent property is recommended to appreciate the generous proportions and quality throughout.

DIRECTIONS

From the office of JH Homes proceed up the cobbled Market Street and at the Market Cross turn left onto Queen Street. At the traffic lights continue straight across into Princes Street and pass Ulverston Victoria High School on your left proceed through the dip, continuing along Mountbarrow Road passing the Mountbarrow Road Garage on the left, continue for a short distance further and Conian is the first property on the left-hand side.

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

<https://what3words.com/tailwind.merely.flies>

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: F

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: All mains services including, gas, electric, water and drainage





Accessed through a spacious PVC double glazed porch with oak effect frame, bevelled and leaded glass panes.

PORCH

7' 5" x 4' 0" (2.28m x 1.23m)

Tiled floor, Oak style door with leaded and patterned glass panes and matching side windows opening directly into:

ENTRANCE HALL

Feature Oak style staircase to the first floor with barley twist newel posts and spindles. Open under stairs area maximizing usable space, radiator and Oak style bevel glass doors to the reception rooms.

LOUNGE

20' 3" x 11' 3" (6.19m x 3.45m)

Attractive central pine fire surround with traditional cast and tiled inset, hearth and living flame gas fire, radiator, two wall light points, ceiling light point and coving to ceiling. UPVC double glazed window to front offering a lovely aspect over the private front garden area and a set of PVC French doors with double glazed inserts to the family room.

FAMILY ROOM

27' 6" x 14' 4" (8.39m x 4.37m)

Three double glazed picture windows to the rear and side elevation overlooking the beautiful rear garden and beyond towards the Lakeland hills in the distance, set of PVC French doors with double glazed inserts opening to the rear garden and three Velux double glazed roof lights. Oak style plank flooring, two wall light points, two ceiling light points, radiator and double glazed window and door connecting to the kitchen.

KITCHEN

12' 9" x 9' 11" (3.90m x 3.04m) widest points

A fabulous and well-appointed kitchen with a most attractive range of cream shaded décor panels complemented with a wood block work surface and tiling to the splashbacks. There is a central island with matching work surface, drawers, integrated wine fridge and general storage cupboards. With a Belfast style ceramic sink with swan neck mixer tap positioned in front of the window looking into the family room. There is a Belling range cooker which has an 8-burner hob and two ovens and grill, with an integrated cooker hood above, and a recess for an American style fridge freezer. The room has modern a column radiator, a slate shaded tiled floor and insight lights to the ceiling. A lovely kitchen that has open access with a substantial timber beam feature to the adjacent dining room. There is also an open arch with a small step to the utility area.

DINING ROOM

15' 4" x 10' 11" (4.68m x 3.33m) widest points

UPVC double glazed bay window to front overlooking the front garden and driveway. Oak style flooring and radiator.

UTILITY ROOM

13' 9" x 4' 1" (4.21m x 1.26m)

Area of work surface with recess under for washing machine, space for dryer and further work surface with built-in storage cupboard. UPVC double glazed window to front, tiled floor and doors to WC and garage.

WC

Two piece suite comprising of WC with push button flush and pedestal wash hand basin with mixer tap. UPVC double glazed window to rear with patterned glass pane and radiator.



FIRST FLOOR LANDING

Radiator, uPVC double glazed window to front, access to loft with drop down ladder and doors to bedrooms and bathroom.

BEDROOM

13' 11" x 11' 4" (4.24m x 3.45m) widest points

Double room fitted with a range of built in furniture to one wall with mirror fronted and wood style doors. Two uPVC double glazed windows to side and front overlooking farmland towards Birkrigg and the picturesque surrounding countryside. Radiator, electric light and power.

BATHROOM

11' 3" x 8' 0" (3.43m x 2.44m)

Modern four piece white suite comprising of shower cubicle with thermostatic shower, bath with corner positioned mixer tap, WC with push button flush and wash hand basin with mixer tap and storage cupboards under. Tiled floor, tiled walls to waist height, inset lights to ceiling, two uPVC double glazed windows with fitted blinds, chrome ladder style towel radiator and additional radiator.

BEDROOM

13' 1" x 10' 10" (3.99m x 3.3m)

Double room with radiator and uPVC double glazed window to the rear offering an excellent outlook down the rear garden and to the side towards Hoad Hill and the Monument in the distance. Electric light, power points and door to en suite.

ENSUITE

7' 8" x 6' 4" (2.35m x 1.95m)

Modern three piece suite comprising of bath with glazed shower screen and over bath electric shower, WC with concealed cistern and wash hand basin set to vanity unit with mixer tap, drawers and conc matching set of cupboards housing the boiler for the heating and hot water system. Wood grain effect panelling to walls, white panelling to ceiling with inset lights and vinyl tile effect flooring.

BEDROOM

10' 11" x 6' 10" (3.33m x 2.08m)

Spacious single room with uPVC double glazed window to the front looking down to the front garden and beyond, electric light and power.

INNER LANDING

Radiator and uPVC double glazed window.

BEDROOM

17' 5" x 9' 4" (5.31m x 2.84m)

Further double room with coving to ceiling, radiator and uPVC double glazed window to front.

BEDROOM

16' 0" x 9' 4" (4.89m x 2.85m)

Double room with coving to ceiling, radiator, power points and light. UPVC double glazed window to rear offers a beautiful view over the garden, surrounding countryside and again beyond neighbouring properties towards Hoad Hill and the Monument. Door to en suite.

ENSUITE

6' 3" x 5' 11" (1.92m x 1.81m)

Modern three piece suite in white comprising of shower cubicle with electric shower and tiled cubical surround, wash hand basin with mixer tap and mirror above and WC with push button flush. Half tiled walls, uPVC double glazed window to rear and modern panelling to ceiling with inset LED lights.

EXTERIOR

Approached by way of a block set driveway with gated area and access to an integral double garage. Lovely front garden area which is screened by mature hedging with a variety of shrubs and bushes. Pleasant brick set patio seating area positioned in front of the lounge. To the side of the driveway is a carp pond with pergola above and gated access to the side of the garage leading to the rear garden.

To the rear is a lovely and enclosed garden that has a flagged path and patio to the perimeter. There is an area of lawn with raised borders, dog kennel, mature tree and stone wall to the side of the raised border with stone arch and gate to the side road.

To the side of the conservatory is access to a fabulous, decked area, the deck offers spacious seating space and privacy with access to the side path with further borders.

GARAGE

19' 3" x 17' 8" (5.89m x 5.39m)

Integral double garage with roller door and further door and window to the rear accessing the garden. Electric light, power and a range of units to one side for general storage purposes.