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£600,000



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GARAGE & PARKING

Town House, 16 Queen Street,
Ulverston, LA12 7AF

For more information call **01229 445004**

LA12 7LN

www.jhhomes.net or contact@jhhomes.net

"Grade II" listed Georgian property situated in the heart of the historic and popular market town of Ulverston. Having been run as a business, family home as well as previously separate apartments, this substantial property would lend itself to house a blended family, create a successful B&B business or altered to create HMO style living. Offering ample rooms to include three reception rooms, utility, kitchen, office, six bedrooms over two floors with additional living spaces and ample bathrooms/ensuite. Cellar to lower ground floor, private, sunny, enclosed patio garden, double garage and workshop/storage rooms all create what is a must see property. Complete with gas fired central heating system, partial double glazing as well as sliding sash windows to the front. Now offered for sale due to downsizing and with no onward chain.



DIRECTIONS

Proceeding up the cobbled Market Street, at the Market Cross turn Left onto Queen Street, continue for a short while and Town House is situated on the left and identified by our Pink "For Sale" board.

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

<https://what3words.com/interview.period.mattress>

GENERAL INFORMATION

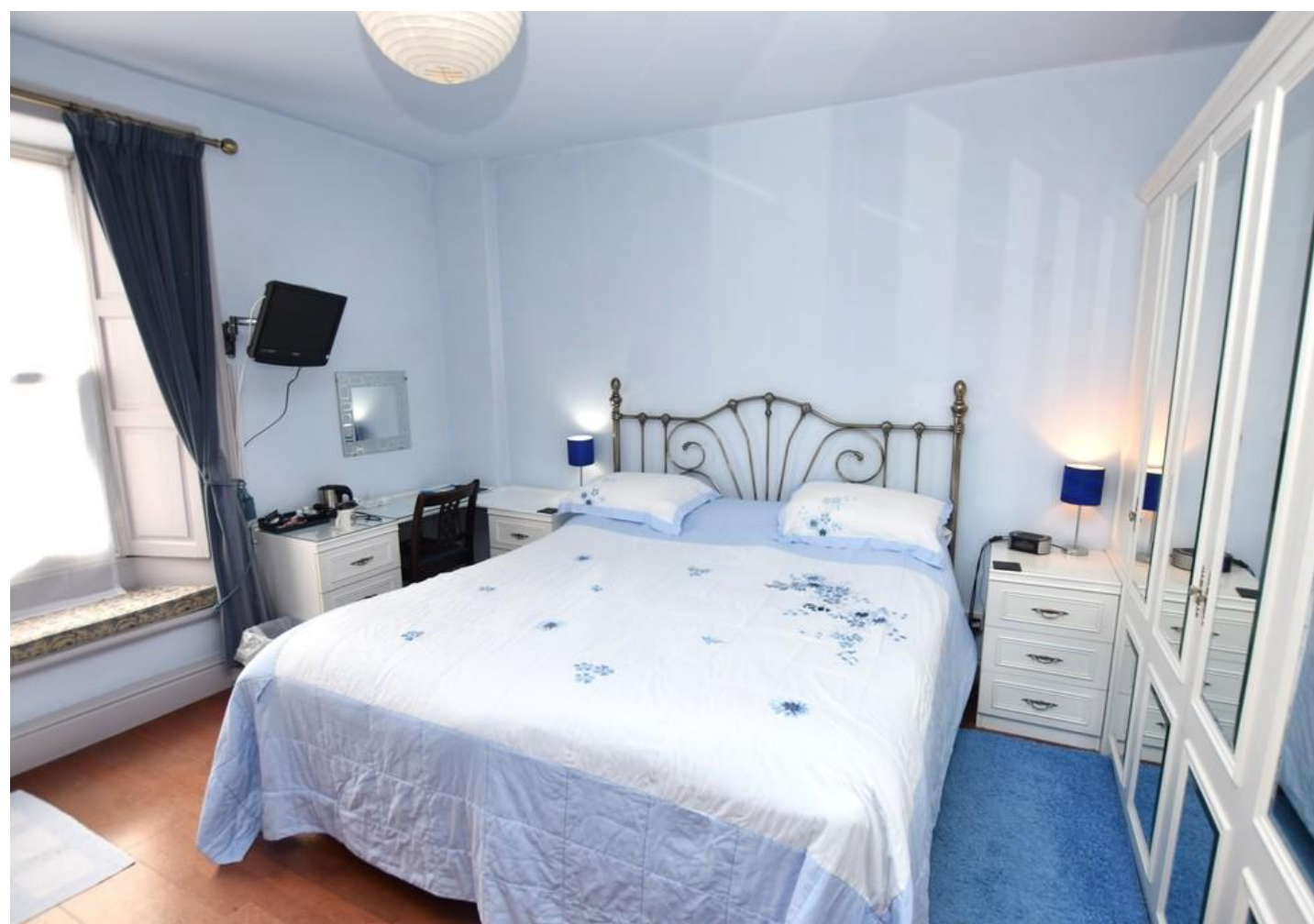
TENURE: Freehold

COUNCIL TAX: B - Owner occupied section & Business for the remainder.

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: All mains services include water, drainage, gas and electric.





Accessed through a magnificent solid wood front door into:

ENTRANCE VESTIBULE

Wood stained flooring, traditional half glazed, patterned and coloured glass door with feature. Door opening to:

ENTRANCE HALL

Superior entry point to the property with coving to ceiling, archway to inner hall and staircase leading to first floor with turn at half landing offering traditional windows. Two radiators, traditional coving to ceiling and arch to side into lobby with access to secondary staircase.

LOUNGE

17' 2" x 12' 9" (5.23m x 3.89m)
Character sash window to the front with shutters to the side offering an aspect onto Queen St and down Theatre Street beyond. Central grey marble fireplace with cast inset and polished hearth with the living coal flame effect fire, coving to ceiling and ornate ceiling light rose. Radiator, two wall light points and central light point. Dresser style unit recessed to the side with connecting doors to the kitchen.

DINING ROOM

12' 4" x 12' 7" (3.76m x 3.84m)
Currently used as the house breakfast room for the B&B business with sash window to the front with shutters, central fireplace with slate flagged hearth, recessed cast inset with living coal flame effect gas fire. Bow backed alcove display cupboard with storage cupboard to lower section, traditional dresser recess to rear, ornate coving, ceiling light rose and radiator.

SITTING ROOM

14' 3" x 12' 7" (4.34m x 3.84m)
Currently used as the owners sitting room with central cream painted fire surround with slate hearth and recessed modern wood burning stove. Alcove cupboard with shelving, door to understairs store and further fitted bookcase style unit to far side. Connecting door to inner lobby, single glazed window to rear looking into the utility room, radiator, coving to ceiling, electric light and power.

INNER LOBBY

9' 10" x 4' 6" (3m x 1.37m)
Tiled floor, Worcester gas boiler for the central heating and hot water systems and access to utility, WC and office/study.

WC

3' 2" x 5' 10" (0.97m x 1.78m)
Two piece suite in blue comprising of WC and wall hung wash hand basin. Borrowed light window to utility and tiling to floor.

OFFICE

12' 0" x 10' 5" (3.67m x 3.18.m)
Timber features to ceiling and windows to the side with central tilt and turn opening pane looking to the rear courtyard. Radiator, electric light and power.

UTILITY ROOM

6' 11" x 7' 1" (2.12m x 2.16m)
UPVC double glazed windows and door giving access to courtyard and polycarbonate style roof. One and a half bowl sink and drainer with mixer tap set into patterned work surface with cupboard underneath, recess and plumbing for washing machine and space for dryer. Tiled floor and electric light and fan combination.

KITCHEN/BREAKFAST ROOM

14' 5" x 10' 2" (4.40m x 3.12m)
Spacious dining kitchen with uPVC double glazed window with two tilt and turn opening panes looking to the lovely rear courtyard. Fitted with a range of base, wall and drawer units with high gloss granite effect work surface incorporating white ceramic bowl and half sink unit with drainer and mixer tap and space for range cooker with three ovens, six burner gas hob and electric hot plate. Recess and plumbing for dishwasher and breakfast bar peninsula unit. Tile effect, laminate flooring, set of double doors to lounge, built in tall freezer and larger fridge.



CELLAR

31' 6" x 31' 8" (9.61m x 9.67m) overall
Accessed under the main staircase by way of a set of wooden steps. Potential for many uses including general storage purposes with full head height, electric light, power, circuit breaker control points, gas and electric meters.

FIRST FLOOR LANDING

Feature recess and window with return to main landing, coving to ceiling and radiator. Arched divide to a secondary staircase leads to the ground and the top floor.

BEDROOM

17' 2" x 10' 2" (5.23m x 3.1m)
Secondary glazed sash window to front looking down Theatre St, radiator, two ceiling light points and connecting door to en suite.

ENSUITE

8' 2" x 6' 6" (2.49m x 2.00m)
Fitted with a three piece suite in white comprising of WC with push button flush on a Saniflo system, pedestal wash hand basin with tiled splashback and shaver point and panelled bath with glazed shower screen and over bath Mira electric shower with tiling to surround. Laminate style tiled effect floor and electric towel radiator.

BEDROOM

11' 9" x 7' 4" (3.58m x 2.24m)
Single room with secondary glazed sash window to front, again looking towards Theatre Street. Radiator and ceiling light point.

SHOWER ROOM

5' 9" x 10' 2" (1.75m x 3.1m)
Fitted with a three piece suite comprising of WC, shower cubicle and pedestal wash hand basin. Half panelling to walls, tiling to floor in a tile effect laminate style, radiator and uPVC double glazed tilt and turn window to rear.

BEDROOM

12' 5" x 13' 4" (3.79m x 4.08m) widest points
Secondary glazed sash window to front again offering an aspect down Theatre St. Built in alcove wardrobe cupboard, radiator, ceiling light point and door to en suite.

ENSUITE

Shower room with WC with Saniflo system, quadrant shower cubicle and wash hand basin.

BEDROOM

14' 3" x 12' 7" (4.34m x 3.84m)
Double room situated to the rear of the property with wood grain laminate style flooring, built in wardrobes and dresser draw unit, including matching bedside units with the wardrobes having mirrored fronted doors. UPVC double glazed window with window seat looks to the rear courtyard and beyond. Pedestal wash hand basin with tiled splashback, glass shelf and mirror above with door to en suite.

ENSUITE

9' 3" x 3' 1" (2.82m x 0.94m)
Two piece suite comprising of WC and glazed shower cubicle with thermostatic shower and tile surround, radiator, fitted shelving to walls and Xpelair.

SECOND FLOOR LANDING

Turn at the half landing, main landing with smoke alarm and door to inner landing.

BEDROOM

9' 8" x 12' 7" (2.95m x 3.84m)
Excellent sized room with skylight, alcove cupboard and radiator. Electric light, power and door to spacious walk-in storage room.

BATHROOM

8' 6" x 7' 8" (2.61m x 2.34m)
Skylight, walk-in double shower cubicle with electric shower, wash hand basin inset to vanity unit with mixer tap, shelf above, mirror and shaver light point, WC with push button flush and bath with mixer tap. Tiled to half the walls with wood grain laminate style flooring and tall chrome ladder style towel radiator.

STORAGE

8' 9" x 8' 0" (2.67m x 2.44m)
Used as a dressing room/wardrobe with reduced head height to side of the room with ceiling light point.

LOUNGE

19' 1" x 10' 2" (5.82m x 3.1m)
Occasional lounge but would also make a further double bedroom if required. Pine panelling to ceiling, uPVC double glazed dormer window to the rear looking towards the Bowling Green with cupboards to either side of the dormer. Radiator, spotlight track to ceiling and connecting door to kitchenette.

KITCHENETTE

8' 9" x 5' 1" (2.67m x 1.55m)
Fitted with wood grain effect base, wall and drawer units with complementary work surface over incorporating stainless steel sink unit, recess for fridge, electric light and power.

BEDROOM

12' 6" x 10' 5" (3.81m x 3.18m)
Double room with skylight, doors to eaves storage cupboards, radiator, electric light and power.

EXTERIOR

Lovely rear courtyard area which is flagged and offers a pleasant seating area with a good degree of natural light and sunlight. Mid-stone wall with planting area, ornamental pond feature and beyond here is an upper flagged patio area with access to workshop/store, gated access to drive and garage beyond.

WORKSHOP

10' 10" x 11' 1" (3.32m x 3.40m)
Two sets of stable doors and internal partition with former beehive style oven recess to one wall.

GARAGE

19' 0" x 18' 1" (5.80m x 5.53m)
Double electric roller door, electric power and light with connecting door to side into the courtyard.