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£625,000



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GARAGE & PARKING

Skells Lodge, Near Great Urswick, Dalton-in-Furness, LA15 8JG

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We are delighted to offer for sale an exceptional country farmhouse dating back to circa 1750. Occupying an enchanted setting in unspoilt countryside whilst being within minutes from Great Urswick and having ample sized gardens to the front and parking to the rear. Having retained many of its original features whilst being sympathetically restored, yet full of character and developed to a high ecological standard. Comprising of lounge/diner, family room, kitchen, study and utility room to the ground floor and four double bedrooms, two with ensuites and family bathroom laid out over two upper floors. Complete with garage, store, air source heat pump, solar panels and Star link broadband. Location wise the property is well placed to commute to both Ulverston, the close town of Dalton and Barrow in Furness. All in all this family home will be suitable to a number of buyers with viewing is strongly recommended.



DIRECTIONS

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: D

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains electric and water are connected. Private drainage by way of a septic tank and heating is air heat source and under floor heating. Starlink Satellite Broadband.

PLEASE NOTE - The property has solar panels and Star link broadband.





Offering two separate accesses, either by gate via the lane, or the driveway leading to the rear of the property has a covered porch and ample off-road parking. Front lawned gardens with established planting and patio seating area lead to a composite door which opens into:

PORCH

4' 5" x 4' 11" (1.35m x 1.5m)
UPVC double glazed windows to side with slate flooring and stripped pine door opening into:

DINING AREA

12' 5" x 12' 10" (3.79m x 3.92m)
Spacious and impressive room featuring double glazed window to front, feature fireplace, exposed flagged flooring with underfloor heating, overhead light, power points, telephone point, TV aerial with Star link and Cat 5 cable. Open access to:

LOUNGE

12' 5" x 12' 1" (3.78m x 3.68m)
Continuation of the exposed flagged flooring, traditional open fireplace with exposed stonework and mantle housing cast iron multi-fuel stove recessed into wall and uPVC double glazed window to front.

INNER HALL

Doors to kitchen, half cellar and study. Stairs to first floor.

KITCHEN

12' 8" x 12' 1" (3.86m x 3.68m)
Fitted with a range of bespoke Farrow and Ball painted base, wall and drawer units with granite worktop over incorporating double bowl Belfast sink with mixer tap and pewter handle and central granite topped island. Double glazed window to rear, Inglenook fireplace with exposed limestone accommodating a Range style cooker, integrated dishwasher and recess and plumbing for fridge freezer. Exposed flagged flooring with underfloor heating, power points and smoke alarm. Door to family room.

FAMILY ROOM

16' 1" x 12' 7" (4.9m x 3.84m)
French doors opening onto the garden, traditional style black cooker with side oven and open fire with back boiler to thermal store, dual pine alcove storage cupboards to either side, flagged flooring with underfloor heating, overhead light, Star link, and power points.



STUDY

12' 8" x 6' 8" (3.86m x 2.03m)
Exposed flagged floor with underfloor heating, ample power points, CAT 5 cabling, telephone point, Star link and uPVC double glazed window to rear.

REAR PORCH

4' 2" x 14' 1" (1.27m x 4.29m)
Slate flagged floor with underfloor heating, uPVC double glazed windows and door to rear and further door to utility.

UTILITY

9' 6" x 7' 8" (2.9m x 2.34m)
Range of fitted units with work surface over incorporating Belfast sink with space for fridge/freezer and washing machine under. Slate flooring with underfloor heating, double glazed Velux roof window and housing the hot water tank, controls for the solar panels and the heat source system. Door to:

WC

3' 3" x 8' 8" (0.99m x 2.64m)
Two piece suite comprising of WC and wash hand basin. UPVC double glazed window to rear.

FIRST FLOOR LANDING

Access to all bedrooms, bathroom and airing cupboard. Stairs to second floor and Westmorland window.

BEDROOM

12' 5" x 12' 10" (3.78m x 3.91m)
Double room with en-suite shower room, walk-in dressing area and double glazed window to front offering open aspect views to fields. Built-in black cast fire surround with grate, stone hearth and pine floor boarding. Paneled radiator, six power points, telephone point, TV aerial and Star link and LED ceiling lights.

ENSUITE

Traditional modern white three-piece suite comprising of dual flush, low level WC, pedestal wash hand basin with mixer tap and shower cubicle with thermostatic shower, flexi track and glazed cubide. Chrome tubular ladder radiator, extractor fan and long Westmorland uPVC window.

BEDROOM

12' 2" x 12' 1" (3.71m x 3.68m)
Further double room with exposed floorboards, cast inset fire with surround, power points, Star link, lighting and double glazed window offering views across the fields.

BEDROOM

16' 5" x 13' 3" (5m x 4.04m) widest points
Double room with open vaulted ceiling, two uPVC double glazed windows to side and rear and further Velux roof window. Radiator, power points, CAT 5 cabling, TV aerial with Star link and exposed pine floorboards.

BATHROOM

8' 10" x 7' 3" (2.69m x 2.21m)
Modern four piece suite comprising of free standing slipper bath with shower/mixer, Burlington low level WC, pedestal wash hand basin and shower cubide with thermostatic shower. Tiling to walls, exposed flooring and wall mounted radiator.

SECOND FLOOR LANDING

Open access to:

MASTER BEDROOM/LOUNGE AREA

20' 1" x 11' 5" (6.12m x 3.48m)
Double room with double glazed window to front offering full open aspect views to fields, roof window and floor boards. Thermostatically controlled paneled radiator, six power points, telephone point, TV aerial and Star link and LED ceiling lights. Seating area and access to ensuite.

ENSUITE

7' 3" x 7' 2" (2.21m x 2.18m)
Fitted with a modern white three piece suite comprising of low level, dual flush WC, pedestal wash hand basin with mixer tap and quadrant shower cubide with thermostatic shower and flexi track spray. Chrome fitments, full tiling to walls and chrome tubular towel radiator.

EXTERIOR

To the front is an attractive mature front garden which is well stocked with a variety of shrubs, trees and bushes. Complete with greenhouse and useful store adjacent to the neighboring properties garage. Attractive patio area offering seating which is close by the patio doors of the family room. To the rear is ample parking, single garage and store.

GARAGE & STORE

Garage
Power, light and timber door to front.

Store
Electric.