

Floorplan To Follow

EPC To Follow



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GARAGE &
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The Old Post Office,
5 The Row, Lowick Green,
Ulverston, LA12 8DY

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

We are privileged to bring to the market this superb traditional Lakeland cottage property situated in a fabulous position within the hamlet of Lowick Green. Having been comprehensively improved and modernised by the owners over recent years to offer a stylish and comfortable property of character, in a fabulous setting and with a superb garden area to the rear with far reaching views towards the Lakeland Hills. Comprising of entrance hall, WC, open plan lounge/dining kitchen, separate reception room, utility room and three double bedrooms and a stylish four piece bathroom suite. In addition to the extensive well-kept gardens there is excellent off-road parking and a substantial detached garage/workshop building. Reluctantly offered for sale due to relocation and offered vacant with no upper chain. In all this super property offers a most impressive Lakeland home and must be viewed to be appreciated.



DIRECTIONS

Turning of the A590 at Greenodd onto the A5092 signposted Whitehaven, keep on the road until passing the Farmers Arms Public House on the right at Lowick. Take the next right signposted to Coniston the A5084 after a short distance you will see a red phone box with a couple of houses in front. The property is the third one along.

The property can be found by using the following "What Three Words"
<https://w3w.co/tastier.hovered.wash>

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: D

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains services including electric, water and drainage. Heating is by way of an oil tank.





Accessed by way of a drive leading to a PVC side door with glazed inserts leading into:

ENTRANCE HALL

Slate tiled floor, radiator, uPVC double glazed window to far end and stairs to first floor. Oak internal doors to a WC and coat cupboard with further matching glazed doors to a utility room and kitchen. There is a double central heating radiator, a PVC double glazed pattern glass window to the far end of the hall where the staircase leads to the first floor.

WC

Two piece suite comprising of WC with push button flush and wall hung wash hand basin. White ladder style towel radiator, slate tiled floor and coat hooks to wall, uPVC double glazed window to side wall and feature slate tiled wall behind the sink and WC.

UTILITY ROOM

5' 7" x 11' 10" (1.7m x 3.61m)
Quarry tile floor and uPVC double glazed window to the rear offering a fabulous aspect to the garden and beyond. Fitted with a range of base and wall cupboards with patterned work surface over and tiling to upstands. Incorporating stainless steel sink unit with mixer tap and pull out flexible rinser, recess and plumbing for washing machine, oil boiler for the central heating and hot water systems, Sheila maid style drying rack and white ladder style towel radiator.

KITCHEN/DINER

18' 8" x 11' 2" (5.69m x 3.4m)
Kitchen Area
Fitted with a range of excellent the base, wall and drawer units with solid wood, work surface over incorporating central bamboo chopping area and recessed sink with mixer tap. Black Rangemaster cooker with twin ovens, five-burner hob, glass splash back and extracting cooker hood over. Additional appliances include integrated dishwasher and wine chiller with uPVC double glazed window with a tiled sill. Central island area with breakfast bar separating the kitchen with the dining/living space and slate tile floor.

Dining Area
Modern radiator to wall, TV bracket, glazed door to lounge and open access to lounge/family area.

LOUNGE/FAMILY ROOM

14' 6" x 10' 2" (4.42m x 3.1m)
Feature aluminium gable window offering a fabulous aspect beyond the garden, glazed door opening to front courtyard garden area, with further aluminium twin opening windows and four Velux double glazed roof lights. Electric under floor heating and ceiling light point.



LOUNGE

18' 9" x 12' 1" (5.72m x 3.68m)
UPVC double glazed windows with integrated blinds to front and rear elevation with the front window offering a lovely outlook over the front courtyard garden and beyond. Engineered wood floor and fabulous central, feature fireplace with wooden mantle shelf, slate hearth and housing a wood burning stove with stone pointed inset. Two ceiling light points and radiator.

FIRST FLOOR LANDING

Oak doors to bedrooms and bathroom. Two loft access points and feature handmade bookcase which conceals a coat cupboard.

BEDROOM

9' 10" x 12' 8" (3m x 3.86m)
Double room with uPVC double glazed tilt & turn window to front with solid wood windowsill and offering a panoramic view beyond the gardens over the allotments and Crake Valley beyond. Sliding door to built-in double wardrobe, double radiator, electric light and power.

BATHROOM

7' 3" x 11' 11" (2.21m x 3.63m)
Fitted with a stylish modern four piece suite comprising of shaped bath with polished feet and central mixer tap, quadrant shower cubide with feature fixed showerhead and flexi-track spray with light and fan combination above, WC with push button flush and wash and basin inset to windowsill in front of a uPVC double glazed window offering a beautiful view over the rear garden to the Lakeland Hills beyond. Tiling to splash back and approximately half the walls, polished wood display shelf with concealed cupboard, ladder style towel radiator and light wood grain laminate flooring.

BEDROOM

9' 2" x 12' 4" (2.79m x 3.76m)
Double room with radiator and uPVC double glazed tilt & turn window with integrated blind offering a beautiful aspect.

BEDROOM

10' 9" x 8' 10" (3.28m x 2.69m)
Smaller double room with radiator and uPVC double glazed window to the rear offering a far-reaching view down the garden to the Lakeland Hills in the distance.

EXTERIOR

Beautiful ample sized garden with a front cottage style garden area with stone walls, gravel paths and being well planted and screened. Sheltered front seating area besides the door to the kitchen that gets lots of morning sunlight. Tarmac drive to the side of the property and leading up to the turning area and substantial garage/workshop building. To the side of the drive are natural stone walls with the main door to the side into the house. Gated access to the substantial rear garden area which is a fantastic feature of this wonderful property and we are advised extends to approximately 1 acre with the stone walls to the boundary. To the upper part of the garden are two excellent greenhouses both with the water collection systems, an area with raised beds, potting shed and cold frame. Throughout the garden are a wide range of specimen trees and hedging including black thorn hedging. Completing the outside is a lower section of the garden with a magnificent garden room positioned to take full advantage of the excellent views. To the rear of the garden room there is a gate to an orchard area stocked with a variety of trees and further raised beds. From here there is a stone wall with an access point to an additional sheltered seating area with slate gravel flooring and access to a pedestrian door to the garage/workshop. There are also areas for rainwater harvesting around the garden.

GARDEN ROOM

10' 6" x 16' 6" (3.2m x 5.03m)
Slate shingle patio to the front offers a great lovely seating area with magnificent views over the beautiful countryside and Lakeland Hills. Two sets of French doors to the front and side as well as opening windows.

GARAGE/WORKSHOP

To the rear of this excellent building is an outdoor kitchen area which has a wood block effect work surface with various kitchen units offering great storage, integrated oven and fridge with space for further free standing fridges and freezers etc, Door to the garage and workshop space and double doors open to an area that is perfect for use as a gym home office, play room etc, with borrowed light window into the garage area. The garage/workshop is accessed by way of an electric roller door with high head height and has a pedestrian door to the side. This superb building offers a most spacious room with electric light and power and to the corner of the building a door to the WC which has a pushbutton flush, wash hand basin with hot and cold running water from an electric water heater. To the rear of the garage is a traditional cast stove made for winter working.