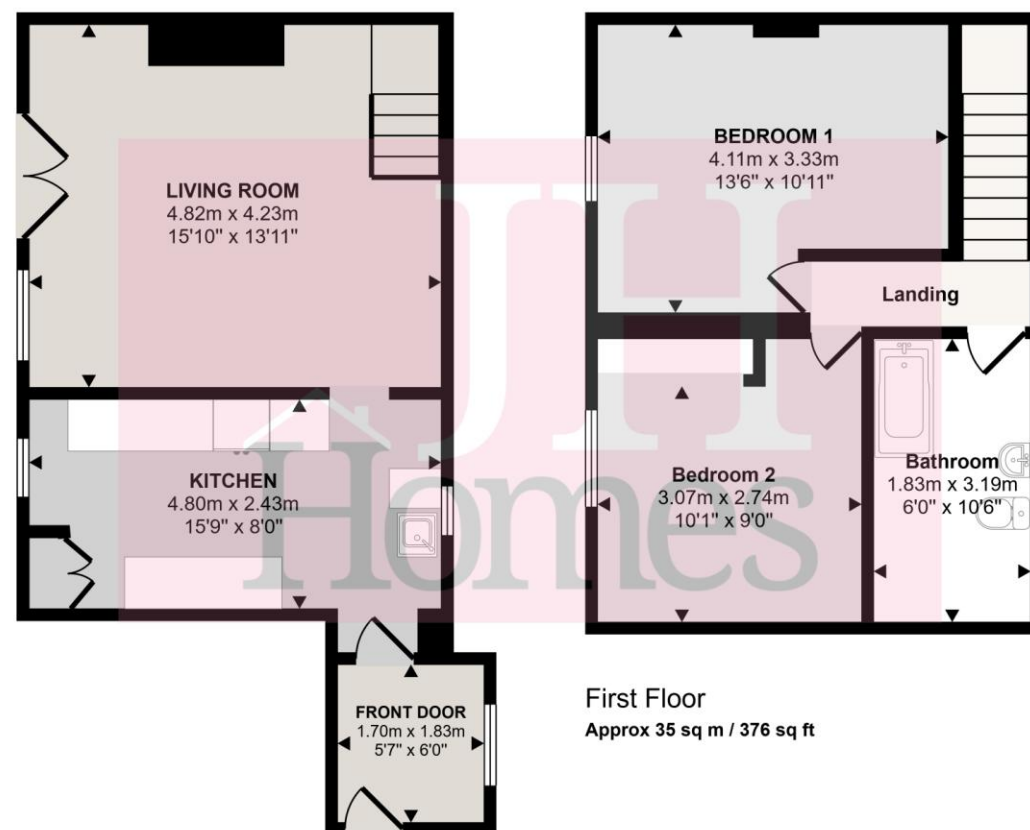


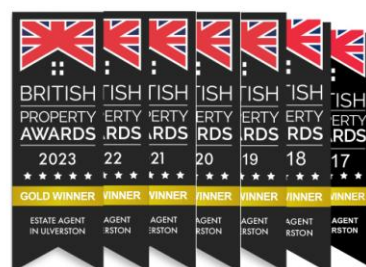
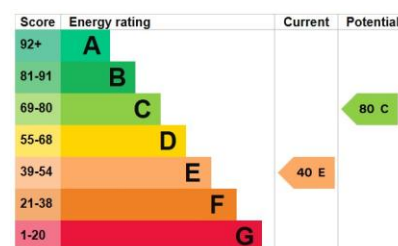
Approx Gross Internal Area
72 sq m / 770 sq ft



First Floor
Approx 35 sq m / 376 sq ft

Ground Floor
Approx 37 sq m / 395 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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.

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1



2



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PARKING

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For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Rare opportunity to purchase a traditional detached farmhouse with stone barns and modern agricultural buildings complimented with a surrounding package of approximately 25 acres of grazing land, situated to the edge of the popular Market Town of Ulverston. Currently used as a successful DIY Livery Business and offers stabling for 23 with excellent grazing land as well as a goodsized outdoor Manege, horse walker and lockable tack rooms for the Livery Business. The farmhouse itself offers a comfortable detached home with kitchen, lounge, two double bedrooms & bathroom with an attached stone-built barn offering potential to extend the farmhouse if required subject to the usual permissions. Considered to be a superb lifestyle opportunity perfect for anyone wishing to be involved in an equestrian business or indeed to use the landing & buildings for other uses including camping site, holiday lodges or glamping pods subject to acquiring the required permissions. Having been in the same family occupation for over 70 years and is a reluctant sale and offers an exciting opportunity for the new buyer. Accessed from the road onto a private drive with land to the sides and leads to the main yard and parking.



DIRECTIONS

From Tank Square Roundabout take the turning onto Brewery Street pass over the crossing and onto Fountain Street, Pass over two more crossings and at the junction turn up to the right onto Soutergate, continue out of Ulverston passing the de-restricted signs and at the sweeping left hand bend the property can be found on the right hand side.

The property can be found by using the following approximate "What Three Words" <https://w3w.co/daredevil.swaps.blaze>

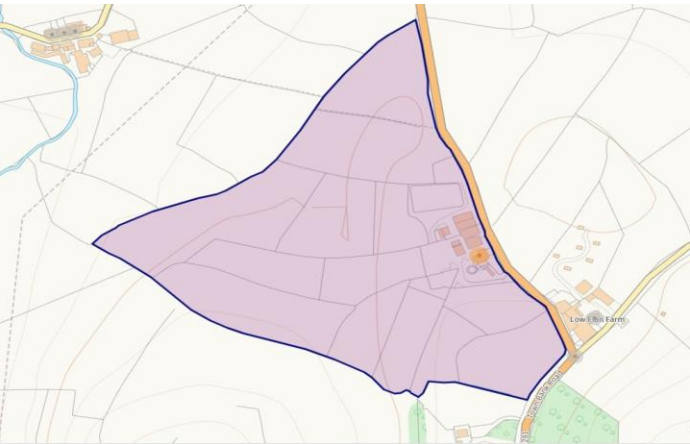
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: C

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains electric, water are connected. Heating is by way of oil. We are advised that there is private drainage.





Accessed from the side, through a traditional wooden door with glazed pane opening to:

PORCH/UTILITY
Platform with space and plumbing for a washing machine, single glazed window to side of looking towards the buildings and surrounding land and PVC door with double glazed inserts opens to:

KITCHEN/DINER
8' 0" x 15' 9" (2.44m x 4.8m)
Fitted with a range of base, wall and drawer units with wood grain effect work surface over. Integrated electric oven and electric hob with cooker hood over. Ceramic effect sink with mixer tap set to a washstand and to the side space and plumbing for a slimline dishwasher and an open fronted shelved storage unit. Breakfast bar area, panelling to ceiling and uPVC double glazed windows with deeper seals to the front and rear elevation, with the front window overlooking the garden and the rear window overlooking the yard, buildings and land. Open doorway to:

LOUNGE
13' 11" x 15' 10" (4.24m x 4.83m)
Two painted beams to ceiling, uPVC double glazed window and set of PVC double glazed French doors opening into the garden. Wood grain laminate flooring, radiator and open under stairs area maximising usable space with low storage cupboard. Traditional built-in cupboard to wall and TV bracket to chimney breast.

FIRST FLOOR LANDING
Radiator to bottom with the landing giving access to two bedrooms, bathroom and loft access.

BEDROOM
9' 0" x 10' 1" (2.74m x 3.07m)
Double room with uPVC double glazed window to front, wood grain effect laminate flooring, radiator, power and light.

BEDROOM
10' 11" x 13' 6" (3.33m x 4.11m)
Further double room with exposed beam feature, radiator and uPVC double glazed window to the front. Curtain fronted wardrobe storage area and woodgrain laminate flooring.



BATHROOM
10' 6" x 6' 0" (3.2m x 1.83m)
Fitted with a three-piece suite in white comprising of bath with shower over and shower rail with modern panelling to splashback, WC and pedestal wash hand basin, bathroom cabinet, towel radiator and electric wall heater. Small window with tiled sill to side, woodgrain laminate flooring and painted beams.

EXTERIOR
From the lounge there is direct access to the garden where there is a concrete path and gate to the yard at the side. An area of artificial grass and stepped access to a raised deck seating platform with raised borders and glass banister rails around the sides making a lovely sitting area with trellis screening against the roadside. To the side of here is an orchard with mature fruit trees and bushes, screen hedging and metal garden storage shed. To the rear of the property there is a pleasant seating area with a good degree of sunshine particularly in the afternoon with an artificial grass surface and from there are barn doors opening into the attached barn.

ATTACHED BARN
17' 2" x 19' 10" (5.25 m x 6.05 m) widest points
In two sections with a loft area over the secondary section.
Stone barn offering potential for redevelopment and would be ideal to extend the farmhouse should this be required and subject to the usual permissions. Oil boiler mounted for the house heating system and used for general storage. Under the loft area there is a former stable/store with two stalls and electric light & power and against this this is a further building with outside WC.
To the rear of the barn is a further lean to building with the other upper section offering further stable stalls. Beyond here is a horse walker.

DETACHED STONE BARN
36' 7" x 19' 6" (11.17m x 5.95m)
Double doors to either the side. Underneath the loft with a connecting door is a tack room storage area used part of the delivery business.

TACK ROOM & STORE
22' 10" x 13' 1" (6.96m x 3.99m)

LEAN TO BUILDING
34' 1" x 11' 9" (10.39m x 3.58m)
Storage locker areas and doors to either end.

BREW ROOM
14' 6" x 9' 2" (4.42m x 2.80m)
Used as part of the livery business with seating area, sink with electric hot water geizer and sliding door to the front. PVC door to the rear to a small storeroom. Adjacent to the brew room is stable block one.

BUILDING ONE
22' 5" x 26' 1" (6.83m x 7.95m)
Stable building with four stables.

BUILDING TWO
29' 10" x 16' 8" (9.10m x 5.09m)
Three stables.

DETACHED STORE
29' 10" x 16' 8" (9.09m x 5.08m)
Store and additional stable.

AGRICULTURAL BUILDING ONE
61' 10" x 34' 9" (18.86m x 10.60m)
Ten stables.

AGRICULTURAL BUILDING TWO
67' 3" x 29' 11" (20.5m x 9.12m)
Central building is used as a tractor shed and workshop.

AGRICULTURAL BUILDING THREE
66' 7" x 29' 9" (20.29m x 9.07m)
Five stables.

EXTERIOR
To the rear of the central buildings is a parking area with lots of space for visitors or vehicle storage etc. From here there is access to some of the land and a track up to the open Manege with seating to the side and two sets of gates for entry and exit.
To the side/rear of the Manege is access to the remaining fields. This is a beautiful package of farmland extending in total to approximately 25 acres which is divided by fences hedging and walls and offers excellent grazing land.