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## Croft Cottage Gleaston

Ulverston, LA12 0QA

Offers In The Region Of £625,000



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*Situated within the picturesque village of Gleaston, this stunning property effortlessly blends an abundance of original character features with stylish contemporary finishes, creating a truly exceptional home. Offering versatile and spacious accommodation arranged across two levels, the property is ideally suited to modern family living whilst retaining its unique charm and heritage. Outside, the thoughtfully procured and beautifully maintained gardens provide a tranquil setting for relaxation and entertaining, whilst enjoying breathtaking countryside views that stretch across the surrounding landscape. A rare opportunity to acquire a distinctive home in one of the area's most sought-after rural locations.*

Approached via a private driveway providing parking for up to three vehicles, this exceptional home immediately impresses with its blend of historic charm and contemporary living. Originally dating back to 1679, the stone-built cottage has been sympathetically extended in two phases during 2001 and 2007, creating versatile and spacious accommodation whilst retaining a wealth of character.

Entering through the bespoke New Zealand Accoya hardwood double-glazed front door, you are welcomed into a central entrance hall which provides access to the principal reception rooms and staircase to the first floor.

To the left is a beautifully proportioned lounge, featuring original character details and centred around an attractive multi-fuel stove, creating a cosy focal point for the room. Large bespoke windows allow natural light to flood the space whilst framing views across the gardens.

To the opposite side of the hallway is a second reception room, offering excellent flexibility as a family room, snug or formal sitting room. This versatile space is ideally suited to modern family living and provides further views over the surrounding grounds.

Moving through the property, the heart of the home is undoubtedly the impressive kitchen diner. The room features a range of fitted units, central island and a striking red electric Aga. Double doors open onto the gardens, creating a wonderful connection between the indoor and outdoor living spaces and making this an ideal area for entertaining family and friends.

Adjacent to the kitchen is a useful utility room providing additional storage and laundry facilities, whilst beyond lies a substantial further reception room, currently used as an home office, perfect for those working from home. This room could equally be adapted to suit a variety of uses included a 4th bedroom or sun room. A ground floor bathroom and useful storage room complete the accommodation on this level.

To the first floor, the landing provides access to three generous bedrooms. The principal bedroom enjoys the luxury of a dedicated dressing area and a beautifully appointed en-suite bathroom. Two further well-proportioned bedrooms are served by the family bathroom, offering comfortable accommodation for family members or guests.

Externally, the property enjoys truly exceptional cottage-style gardens that have been lovingly cultivated over many years. A variety of mature planting includes established magnolias, wisterias, roses, lilac trees and acers, alongside three productive apple trees, wild strawberries, herb gardens and raised vegetable beds. The gardens have been thoughtfully arranged with five separate patio and seating areas positioned throughout the grounds, allowing owners to enjoy the sun at different times of the day whilst taking in the beautiful countryside views.

The property also benefits from a substantial garage with electric power, capable of accommodating two vehicles whilst also offering excellent workshop space thanks to its high-pitched ceiling. An additional external store benefits from both power and water connections, making it ideal for gardeners, hobbyists or general storage.

Further benefits include LPG central heating served by a regularly maintained combi boiler, mains drainage, predominantly timber double glazing throughout, and a rare combination of historic character, versatile accommodation and outstanding outdoor space in a highly desirable rural setting.

### Study/Sun Room

13'5" x 11'2" (4.103 x 3.413)

### Utily/Boot Room

8'4" x 6'1" (2.556 x 1.870)

### Kitchen

23'5" x 12'10" (7.151 x 3.930)

### Living Room

14'11" x 14'9" (4.561 x 4.514)

### Entrance Hall

9'2" x 7'1" (2.795 x 2.163)

### Living Room Two

15'2" x 14'10" (4.626 x 4.527)

### Ground Floor Shower Room

6'10" x 5'6" (2.094 x 1.679)

### Landing

12'4" x 3'2" (3.776 x 0.976)

### Bedroom Three

15'7" x 9'10" (4.758 x 3.003)

### Family Bathroom

11'5" x 7'8" (3.490 x 2.354)

### Bedroom Two

17'7" x 11'8" (5.384 x 3.576)

### Bedroom One

15'2" x 13'6" (4.647 x 4.130)

### En Suite Shower Room

8'10" x 5'2" (2.706 x 1.588)

### Garage

17'3" x 14'5" (5.273 x 4.409)

### Outbuilding

5'2" x 3'4" (1.576 x 1.021)



- Stunning stone-built cottage dating back to 1679
- Three generous bedrooms including a principal suite with dressing area
  - Impressive kitchen diner with direct access to the gardens
- Extensive driveway parking, substantial double garage/workshop with power, and additional external store
- Viewings are highly recommended to fully appreciate the quality and setting of this remarkable property
- Beautiful blend of original character features and contemporary finishes throughout
- Three versatile reception rooms including a dedicated home office and two spacious lounges
- Exceptional cottage-style gardens with mature planting, vegetable beds, fruit trees and patio areas
  - Enjoying stunning countryside views
  - Coucil Tax Band E



## Road Map



## Terrain Map



## Floor Plan



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