



## 40 Queen Street

Ulverston, LA12 7AF

Offers In The Region Of £350,000



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*A most substantial and highly desirable four-bedroom barn conversion, ideally situated in a prime location close to all amenities, offering a perfect blend of character and modern living. Designed as an upside-down house, the main living accommodation is on the first floor, maximising light and enhancing the sense of space, with superb open-plan living areas ideal for both everyday living and entertaining. The property boasts impressive features throughout, with generously proportioned rooms and interesting details that add charm and individuality. Externally, there is a delightful patio area, perfect for outdoor relaxation, along with a large garage providing ample storage or parking. Open to offers, this is a truly fabulous town property that must be seen to be fully appreciated.*

Entering the property on the ground floor, you are welcomed into a central entrance hall which provides access to the bedroom accommodation. This floor comprises four well-proportioned bedrooms, arranged off the hallway and offering flexible space for family living, guest rooms, or a home office if required. The layout also benefits from a family bathroom, a separate shower room, and a separate WC, providing practical facilities for a busy household. The hallway also gives access to the staircase which leads to the main living accommodation on the first floor, reflecting the property's attractive upside-down design. In addition, there is access to a large garage, offering excellent storage or secure parking.

Ascending to the first floor, the property opens into a spacious and light-filled living room, forming the heart of the home and providing an excellent space for relaxing or entertaining. From here, the layout flows through to a separate dining room, creating an ideal setting for family meals or social gatherings. The dining area connects conveniently to the modern fitted kitchen, which features a range of contemporary units, generous worktop space, and integrated appliances, with a window allowing natural light to fill the room. The elevated position of the main living spaces enhances both light and privacy, making this level particularly inviting for everyday living.

Overall, the property offers spacious and versatile accommodation across two floors, combining character and practicality with the benefits of an upside-down layout, a large garage, and attractive living spaces well suited to modern family life.

### Entrance Hall

10'5" x 6'9" (3.184 x 2.066)

### Bedroom Three

13'7" x 7'2" (4.144 x 2.204)

### Bedroom Four

11'3" x 7'5" (3.436 x 2.279)

### Ground Floor WC

7'0" x 3'2" (2.136 x 0.967)

### Bedroom Two

12'10" x 7'8" (3.921 x 2.349)

### Bedroom One

15'1" x 9'1" (4.604 x 2.782)

### Ground Floor Shower Room

5'11" x 3'1" (1.819 x 0.948)

### Ground Floor Family Bathroom

7'1" x 6'10" (2.173 x 2.102)

### Detached Garage

20'3" x 13'8" (6.190 x 4.172)

### Vestibule

7'10" x 6'6" (2.396 x 1.997)

### Living Room

23'7" x 15'11" (7.198 x 4.861)

### Kitchen

13'9" x 9'4" (4.193 x 2.858)

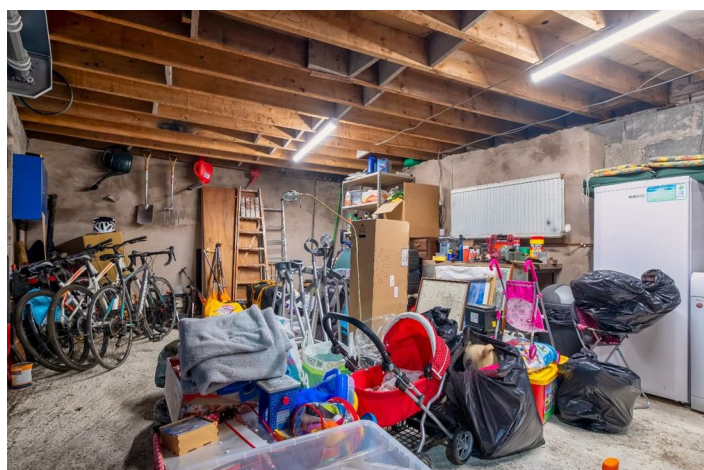
### Dining Room

11'5" x 9'3" (3.500 x 2.835)

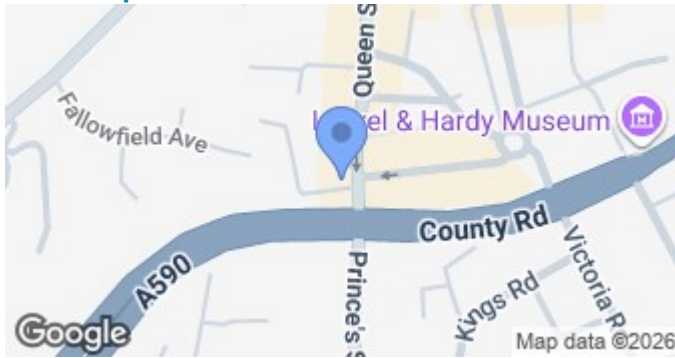


- Excellent Location
- Four Bedrooms
- Spacious and Versatile Accommodation Across Two Floors
- Garage

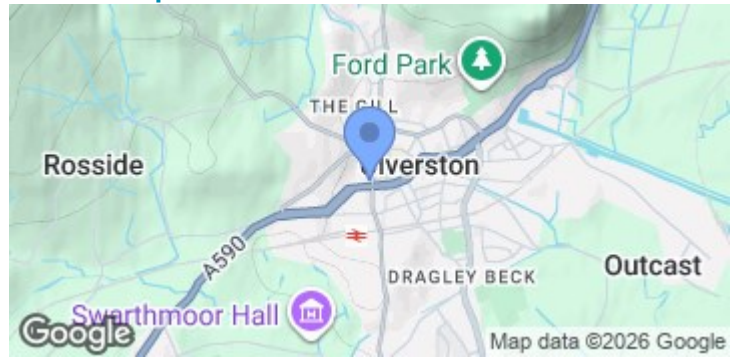
- Upside Down Living
- Family Bathroom and Shower Room
- Rear Patio Garden
- Council Tax Band D



## Road Map



## Terrain Map



## Floor Plan



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Estate agents are required by law to check a buyers /sellers identity to prevent Money Laundering and fraud. You do have to produce documents to prove your identity or address and information on your source of funds. Checking this information is a legal requirement to help safeguard your transaction, and failing to provide ID could cause delays. Corrie and Co, outsource these checks to speed up the process. The company does charge for such checks, please ask for more information and guidance on associated costs.

To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services. Ask for further information.

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales EU Directive 2002/91/EC     |         |           |