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## Curlew Rise

Ulverston, LA12 7PZ

Offers In The Region Of £425,000



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*Nestled in the peaceful hamlet of Newland near Ulverston, Alpine Road, is known locally as "The Alps". This charming cottage offers a perfect blend of rural tranquillity and timeless character. Surrounded by rolling countryside views, the property captures the essence of Lake District living, with open fields stretching beyond its windows and gentle fells framing the horizon. Inside, traditional features abound, from original wooden beams to a cosy fireplace that creates a warm and inviting heart to the home. Thoughtfully maintained while retaining its rustic charm, this delightful cottage provides an idyllic retreat in one of Cumbria's most picturesque settings.*

Situated in the peaceful countryside of Newland near Ulverston, this attractive stone slate barn conversion, built in the mid-1980s, blends traditional character with modern comfort. Constructed with thermalite block and a fully insulated interior, the property benefits from full hardwood double glazing and enjoys a warm, efficient feel throughout.

Entering the home, you step into the welcoming kitchen/breakfast room, thoughtfully fitted with newly installed ovens and electric hobs. There is space for both a washing machine and dishwasher, along with a fitted fridge beneath the hobs and a freezer beneath the ovens, both included in the sale. From here, stairs rise to the first floor, with the full wet-system underfloor heating manifold neatly housed beneath. The underfloor heating serves the entire ground floor (excluding the WC) and is powered by LPG, providing an efficient and comfortable warmth underfoot. The ground floor WC is fitted with a radiator for additional comfort.

The lounge is a cosy yet spacious retreat, centred around a multi-fuel 'Chilli Penguin' log burner, which not only creates a wonderful focal point but also offers cooking capability. To the rear, the dining room offers an ideal space for entertaining, enjoying views across the surrounding countryside.

Upstairs, the first floor hosts three well-proportioned bedrooms and the family bathroom. A modern LPG combi boiler, approximately six years old and recently serviced, provides hot water and heating support.

A further staircase rises to a practical attic room featuring wooden Velux windows that flood the space with natural light, along with central heating for year-round comfort. This additional area offers excellent versatility, making it ideal for storage, hobbies, a home office, or occasional use.

Externally, the property is served by mains water and mains electricity, with LPG tanks. Drainage is via a shared sewerage treatment plant with the neighbouring property, with covenant provisions confirming shared responsibility for maintenance.

Front and Rear courtyards provide open views over surrounding countryside and hills.

Offering a blend of rustic charm and practical modern upgrades, this characterful barn conversion provides a comfortable and efficient countryside home in a sought-after rural setting

### Vestibule

3'11" x 3'9" (1.207 x 1.159)

### Living Room

18'4" x 16'8" (5.598 x 5.093)

### Kitchen-Diner

18'6" x 7'9" (5.650 x 2.387)

### Dining Room/Rear Living Room

12'4" x 12'6" (3.775 x 3.812)

### Ground Floor WC

10'0" x 4'8" (3.066 x 1.447)

### Landing

9'7" x 9'2" (2.937 x 2.801)

### Bedroom One

16'8" x 8'9" (5.102 x 2.668)

### Bedroom Two

10'10" x 7'9" (3.327 x 2.386)

### Bedroom Three

12'8" x 7'8" (3.865 x 2.359)

### Bathroom

11'11" x 8'0" (3.633 x 2.442)

### Attic Room

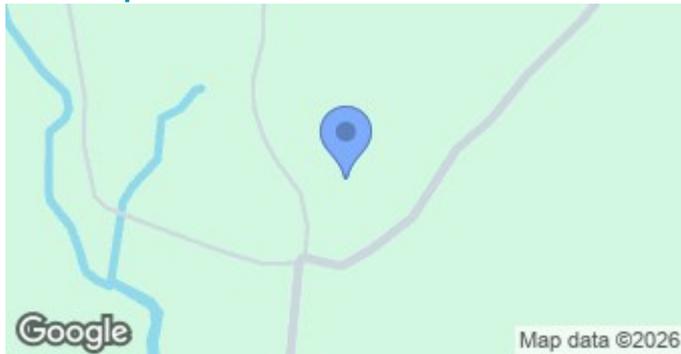
25'1" x 13'0" (7.653 x 3.972)



- Idyllic rural setting in Newland near Ulverston
  - Full of character and traditional charm
- 2.2 miles from Ulverston Town Centre with all its Amenities
  - Council Tax Band D
- Attractive stone slate barn conversion
- Scenic walks and open fell views on the doorstep
- A perfect blend of rustic appeal and comfortable modern living



## Road Map



## Terrain Map



## Floor Plan



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