

FREEHOLD



NEWLAND, ULVERSTON, LA12 7QG

£425,000

FEATURES

Excellent Semi-Detached
Family Home

Popular & Convenient
Location

Traditional Features and
Modern Extension

Parking and a good level
Garden

Wood Pellet Heating
System, Double Glazing

Shower Room &
Bathroom

Three Double
Bedrooms

Versatile Loft Room

Ideal For A Range Of
Buyers

Lovely Position to the
Edge of Ulverston



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Off Road
Parking



Offering a delightful home combining traditional character and modern stylish extension set on a generous plot in a lovely situation to the edge of the popular market town of Ulverston. Having been much improved by the current owners it offers a comfortable home perfect for a range of buyers including the family purchaser, whilst offering off-road parking and a good size garden with pleasant open aspects to surrounding countryside and nestled in a small hamlet a few minutes' drive from Ulverston. Comprising of porch, shower room, spacious open kitchen diner, study, lounge, utility room, three double bedrooms, bathroom and useful loft room. Complete with double glazing and a biomass boiler for the heating. Providing a home considered suitable for a range of buyers including the family purchaser. A versatile home offering even further potential in an excellent location with early viewing invited and recommended.

through a front forecourt via a modern composite solid door with double glazed panes to either side and opens to:

PORCH

The entrance porch has inset lights to the ceiling a Wood grain effect LVT style flooring and access point to a small loft. There are modern wooden doors to the dining kitchen and ground floor shower room.

SHOWER ROOM

Three-piece suite comprising of vanity unit housing wash hand basin with cupboard under, WC with push button flush and bifold door to a glazed shower cubicle with the marble effect panelling to walls. UPVC double glazed pattern glass window and further solid composite door opening to the side garden.

KITCHEN/DINER

18' 2" x 16' 2" (5.54m x 4.93m)

Spacious and impressive room which forms a modern extension to the property, featuring a high vaulted ceiling with four Velux double-glazed roof lights, an ample set of double-glazed sliding patio doors and feature windows to the side, all offering open aspects over the garden and surrounding countryside. The kitchen is fitted with a range of base, wall and drawer units with light quartz work surfaces over, incorporating an inset sink with grooved drainer and mixer tap, together with a central island with matching surface and induction hob. Integrated appliances include a double oven and combination microwave, with space and plumbing for a dishwasher and space for a free-standing fridge freezer. To the side, an open doorway leads to a versatile inner hall.

STUDY

12' 10" x 12' 7" (3.91m x 3.84m)

UPVC double window, exposed beam and radiator. Door to hall.

HALL

Stairs to first floor, open access to utility room and lounge.

LOUNGE

13' 11" x 12' 6" (4.24m x 3.81m)

Set of PVC double glazed patio doors and uPVC double glazed window both offering a lovely outlook over the rear garden. Woodburning stove with freestanding wood pellet boiler system providing the central heating and hot water. Traditional wooden fire surround with an integrated overmantel mirror, tiled inset and grate. Radiator, traditional alcove cupboards, exposed beam and feature stone pointed wall.

UTILITY ROOM

6' 3" x 10' 6" (1.91m x 3.2m)

Fitted with a range of base and wall cupboards with work surface over incorporating ceramic sink unit with mixer tap. Space and plumbing for washing machine and dryer under work surface, radiator and meter cupboard with the circuit breaker control point. Exposed timbers to the ceiling, wood grain effect vinyl flooring and uPVC double glazed window.

FIRST FLOOR LANDING

Timber to walls and ceiling, stairs to loft room and doors to bedrooms and bathroom.

BEDROOM

12' 10" x 12' 2" (3.91m x 3.71m)

Double room to the front of the property with uPVC double glazed window overlook the garden and surrounding countryside traditional, cast fireplace feature and radiator.

BEDROOM

12' 10" x 10' 10" (3.91m x 3.3m)

Further double room with uPVC double glazed window to front, access to boarded loft and radiator.

BEDROOM

13' 11" x 12' 3" (4.24m x 3.73m) widest points

Double bedroom with uPVC doubled glazed window overlooking the garden, traditional cast, feature fireplace and radiator.







BATHROOM

Fitted with a three-piece suite in white comprising of WC with push button flush, panelled bath with glazed shower screen and shower over and wash hand basin with mixer tap set to washstand with storage cupboard under. UPVC double glazed pattern glass window, built-in storage cupboards including the tank cupboard with factory insulated pressurised water storage tank with emersion heater and radiator.

SECOND FLOOR

Open access directly into:

LOFT ROOM

17' 0" x 10' 7" (5.18m x 3.23m)

Two skylights, access to eaves storage and exposed beams.

EXTERIOR

Approached via a slate-shingled driveway, the property benefits from parking with gated access to the enclosed forecourt, with a useful storage building and garden shed beyond. There is an outside water tap and access to the side garden, which houses the drainage system and features areas of lawn, mature trees, shrubs and bushes, including a mature apple tree. Lovely views extend across the surrounding countryside. From here, a path continues around to the main rear garden, which has a substantial patio area with rockery stones, a rose garden and, beyond, a level area of lawn with numerous trees, shrubs and bushes around the perimeter. A path leads to the lower garden, which has an insulated garden room with power and Wi-Fi connection. A modern greenhouse and raised bed are situated beyond this. The garden offers a good degree of privacy, with sunny aspects and pleasant outlooks, and is a lovely complement to this charming cottage.



Approx Gross Internal Area
177 sq m / 1910 sq ft



Ground Floor
Approx 100 sq m / 1073 sq ft

Denotes head height below 1.5m

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.

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GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: D

LOCAL AUTHORITY: Westmorland and Furness Council

SERVICES: Mains services include water and electric. The heating and hot water are supplied by a Biomass style pellet boiler.

DIRECTIONS:

Leaving Ulverston along the A590 towards Newby Bridge. After leaving Ulverston at the Booths round about, continue for about half a mile until reaching the Newland Fuel Station. Turn Left immediately before the service station and follow the road turning right and after a short distance you will find the cottage on the left. It can also be found using the approximate What3Word reference; <https://w3w.co/blindfold.blushed.broad>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E	43 E	
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

