



# Haverthwaite

£400,000

2 Woodcroft Farm House , Haverthwaite, Ulverston, LA12 8AE

2 Woodcroft Farm House is a four bedroom semi detached property, with two reception rooms, situated Haverthwaite village in the heart of the Lake District. This charming four-bedroom farmhouse offers spacious accommodation, full of character and original features, making it an ideal family home or a countryside retreat. EPC Rating F.

## Quick Overview

Four bedroom semi detached Lakeland Farm House

Original features and Suffolk latch doors throughout

Open fire and wood-burning stove

Balcony to bedroom two

Two allocated parking spaces

Family bathroom plus downstairs WC

Front garden and rear patio

Perfect as a home, second home or holiday let

No Chain

Standard Broadband Available



4



1



2



F



Standard  
Broadband  
Available



Off road Parking

Property Reference: ULV1064



2 Woodcroft Farm House



Kitchen



Lounge



Sitting Room

Nestled in the heart of the Lake District, this charming four-bedroom farmhouse offers spacious accommodation, full of character and original features, making it an ideal family home or countryside retreat.

The property retains many traditional features throughout, including exposed beams and Suffolk latch doors, creating a warm and authentic country feel. There are two reception rooms, one featuring an open fire and the other room boasting a dual aspect and wood-burning stove, set within an impressive Inglenook fireplace, providing a cosy focal point and enjoying natural light from both sides.

The country-style kitchen is fitted with a range of wall and base units and includes a freestanding cooker, stainless-steel sink and drainer with mixer tap, plumbing for a washing machine, and space for a fridge freezer. A large window floods the room with natural light and offers pleasant views of the surrounding area. There is also the added convenience of a ground-floor WC.

Upstairs, the property offers four bedrooms, including one with its own balcony, providing an attractive spot to enjoy the peaceful surroundings. The family bathroom comprises of a bath with shower over, wash hand basin, and WC.

Externally, the farmhouse benefits from a well stocked mature garden to the front, which is mainly laid to lawn and enclosed by a pretty Lakeland stone wall. To the side elevation there is a private patio for relaxing and enjoying the splendid view. The property also benefits from two parking spaces.

**Location** 2 Woodcroft Farm House is tucked away in a little cluster of properties and makes the absolute most of the wonderful views. Just a mile or so from the base of Lake Windermere with the attractions of the Lake District practically on the doorstep.

The quaint market towns of Ulverston and Grange over Sands have railway links, shopping and medical facilities and are both approximately 15 minutes by car and approx 30 minutes from junction 36 of the M6 Motorway, this property is extremely conveniently situated.

#### **Directions**

To reach the property follow the A590 in the direction of Barrow in Furness, passing Newby Bridge and Backbarrow. Continue past Haverthwaite Railway and at the cross roads take the left turn, (opposite the right turn to Grizedale\Bouth). Follow the road around the left hand corner at the top of the hill 2 Woodcroft Farm House sits pretty as a picture on the left hand side.



Bedroom Two



Bedroom Two View From Balcony



Bedroom One



Bedroom Three



Bedroom Two



Family Bathroom

### Accommodation (with approximate measurements)

Entrance Hall 3' 6" x 16' 4" (1.08m x 4.98m)

Kitchen 7' 8" x 12' 10" (2.36m x 3.93m)

Downstairs WC 7' 7" x 3' 2" (2.33m x 0.97m)

Lounge 18' 2" x 15' 2" (5.54m x 4.64m)

Sitting Room 16' 10" x 9' 8" (5.14m x 2.97m)

### First Floor

Landing 11' 9" x 3' 1" (3.59m x 0.96m)

Bedroom One 16' 11" x 9' 11" (5.17m x 3.04m)

Bedroom Two 8' 3" x 7' 11" (2.54m x 2.43m)

Bedroom Three 7' 1" x 11' 7" (2.18m x 3.55m)

Bedroom Four 10' 7" x 12' 1" (3.23m x 3.69m)

Family Bathroom 11' 10" x 6' 8" (3.63m x 2.05m)

### Property Information

**Tenure** Freehold (Vacant possession upon completion).

**Services** Mains electricity, water and drainage.

**Broadband** Super-Fast Broadband Available. 80 Mbps 20 Mbps Networks in your area - Openreach

**Mobile Services** Mobile coverage EE 70%, O2 69%, Vodafone 69% and Three 48%

**Council Tax Band** Westmorland & Furness District Council Tax Band D.

**Energy Performance Certificate** The full Energy Performance Certificate is available on our website and also at any of our offices.

**What3words** ///forgives.riper.fairy

**Viewings** Strictly by appointment with Hackney & Leigh.



Side Patio Area



Front Garden Area



2 Woodcroft Farm House



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**Anti-Money Laundering Regulations (AML).** Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60.00 (inc. VAT) per individual or £50.00 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (incl. vat).

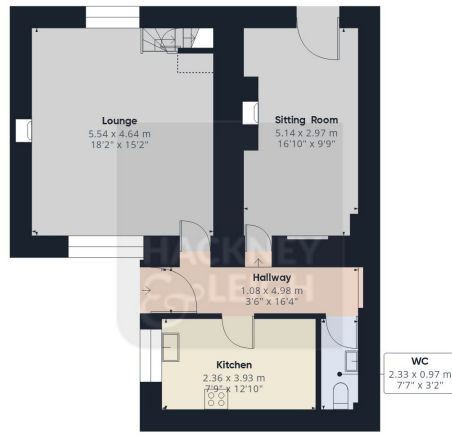
#### Material Information

1 Woodcroft Farm House has access for access for vehicles.

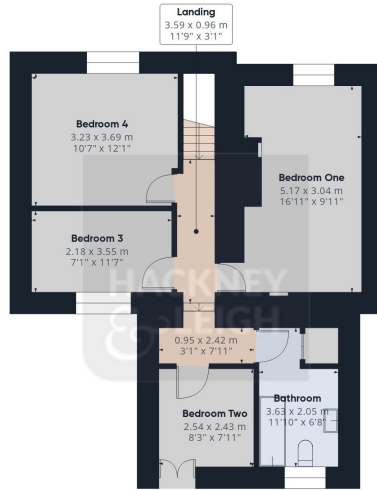
The property shares 1/7th of the cost of maintaining drive from the main road.

Electricity Northwest have the right of access to the pole and underground cable from the substation to the pole and to the substation. (Lease)

The property is in The Lake District National Park.



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

116.1 m<sup>2</sup>

1250 ft<sup>2</sup>

Reduced headroom

0.4 m<sup>2</sup>

5 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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"Double Click Text To Insert Floor Plan"

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