

FREEHOLD



# 27 FOUNTAIN STREET, ULVERSTON, LA12 7EQ

## £395,000

### FEATURES

- Grade II Traditional Georgian Style Terrace
- Laid Out Over Five Floors
- Two Reception Rooms
- Excellent Extended Family Kitchen
- Cellar, Family Bathroom & Ensuite
- Four Double Bed rooms Over Three Floors
- Front Fore court & Rear Garden
- Sliding Sash Windows Plus Further Features
- Central Town Location
- Beautifully Presented Throughout



On Road  
Permit  
Parking



Behind a handsome wooden entrance door with glazed upper panels, 27 Fountain Street unfolds into a beautifully preserved period home, rich in character and thoughtfully enhanced for modern family living. From the moment you step into the welcoming entrance hall, with its traditional tiled flooring, dado rails and elegant coving, the home immediately showcases the timeless craftsmanship and architectural detail that continues throughout. The principal reception rooms are particularly impressive, boasting high ceilings, sliding sash windows, decorative ceiling roses, picture rails and striking feature fireplaces. The elegant lounge enjoys a charming bay frontage with shutters and bespoke cabinetry, while the dining room provides a superb setting for entertaining, complete with garden views and engineered wood flooring. At the heart of the home lies an exceptional extended kitchen, blending traditional styling with contemporary practicality. Featuring modern cabinetry, wooden worktops, Belfast style sink and space for range cooker. The room is flooded with natural light from multiple windows and Velux roof lights, with a stable door opening directly onto the fabulous garden beyond. Arranged over four floors, the property offers generously proportioned and versatile accommodation, including four double bedrooms, a stylish family bathroom with freestanding claw-foot bath, and a well-appointed en-suite to the principal bedroom. Upper floor rooms enjoy attractive rooftop outlooks and uninterrupted views towards Hoad Monument, while exposed beams and under-eaves storage add further charm to the top floor accommodation. Completing this beautiful home is a traditional Georgian style forecourt garden, excellent sized rear garden which is something rarely found in a town centre location and permit on street parking. Combining elegant period features, spacious living areas and an abundance of character, this exceptional family home presents a rare opportunity to acquire a truly distinctive family home in a highly desirable setting which will attract a number of buyers.

Entered through a wooden sizable door with upper glazed panels.

#### **ENTRANCE HALL**

Traditional tiled flooring, two ceiling light points and coving to ceiling. Dado rails, space for coats and radiator. Doors to lounge, dining room and stairs to first floor.

#### **LOUNGE**

*15' 0" x 10' 2" (4.588m x 3.099m)*

Stunning room with bay to front showcasing the wooden glazed sliding sash windows with panelling to lower level and shutters. Traditional style radiator, feature cast fireplace with wooden mantle over and hearth. Coving to ceiling, ceiling light point with rose, picture rail and traditional features to include a double cupboard with display shelving and corner TV unit.

#### **DINING ROOM**

*13' 8" x 10' 10" (4.184m x 3.304m)*

Further spectacular room with high ceilings, coving and ceiling rose with ceiling light point. Feature fire with wooden surround and hearth. Engineered wood flooring, traditional radiator and sliding sash, wooden window with seat overlooking the garden.

#### **KITCHEN**

*29' 9" x 7' 9" (9.086m x 2.364m)*

Fitted with a range of soft close base, wall and drawer units with wooden worktop over incorporating double Belfast style sink with swan necked mixer tap. Space for Belling range style cooker with six gas rings and cooker hood over, integrated fridge/freezer, microwave and dishwasher. Tiled splash backs, tiled flooring, traditional radiator and recessed spotlights. Four woodened windows, three Velux roof windows with a wooden stable door leading to the fabulous garden. One step leads to a further upper area with additional cupboards for storage and a seating area with space for hanging coats.

#### **CELLAR**

*14' 11" x 12' 8" (4.551m x 3.870m)*

Stone steps lead down to a traditional slate flagged floor with prep station and wooden single glazed window to front with slate window ledge.

Power and strip light to ceiling with space for ample storage.

#### **FIRST FLOOR LANDING**

Stairs with a carpet runner and dado rail lead to a half landing with beautiful Westmorland style window to rear overlooking the garden. The landing offers excellent ceiling height with ceiling light point and coving. Doors to bathroom and master bedroom with a further set of stairs to the second floor.

## BATHROOM

8' 3" x 7' 9" (2.520m x 2.382m) excluding shower  
Fitted with a four piece suite comprising of pedestal wash hand basin, low level WC, free standing ball and claw bath with the telephone style mixer tap and shower attachment and mixer shower enclosure with rain head attachment. Tiled to mid height and wet areas with spotlights to ceiling and tall radiator. Wooden sliding sash double glazed window offering views over the garden.

## MASTER BEDROOM

15' 1" x 13' 3" (4.621m x 4.044m)  
Double room with high ceiling with coving, picture rail and ceiling light point with rose. Traditional cast fire with hearth, traditional radiator and sliding sash wooden window to front with complementary panelling and shutters.

## ENSUITE

6' 5" x 4' 7" (1.969m x 1.412m)  
Excellent use of space housing a three-piece suite comprising of low level WC, vanity unit housing sink with mixer tap and cupboard under and corner shower enclosure with mixer shower. Tiled to two walls, spotlights to ceiling and extractor.

## SECOND FLOOR LANDING

Split landing with doors to two bedrooms and a further staircase to the third floor. Spotlights to ceiling.





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**BEDROOM**

*14' 11" x 13' 5" (4.559m x 4.101m)*

Double room with wooden single glazed sliding sash window to front with views over the rooftops of town. Traditional wooden flooring with two moveable ceiling light spots to ceiling, radiator and traditional, feature cast fire with surround and hearth.

**BEDROOM**

*8' 6" x 13' 10" (2.595m x 4.222m)*

Double room with movable spotlights to ceiling, radiator and traditional wooden flooring. Wooden sliding sash window to rear with seat and uninterrupted views of Hoad Monument.

**SECOND FLOOR LANDING**

Opening into:

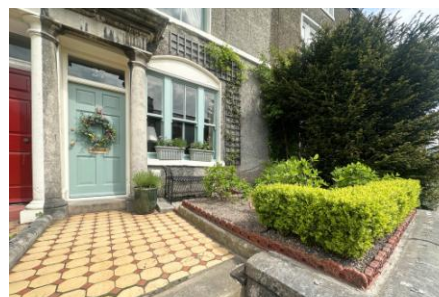
**BEDROOM**

*16' 5" x 10' 11" (5.023m x 3.336m)*

Further double room with Velux roof window allowing ample natural light, spot lights to ceiling, radiator, feature beams and excellent under eaves storage.

**EXTERIOR**

To the front is a small traditional garden area with paved pathway leading to the front door, stone chippings and box hedge. The rear offers something not usually found in a town centre property, a beautiful, well established Georgian style garden with paved seating areas, planted borders, space for storage and ample space to entertain and enjoy what is a well-established sun trap. Complete with access by way of a wooden arch to Back Lane allowing for access to both town from the front and Hoad Monument from the rear.



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**01229 445004**  
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#### GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: D

LOCAL AUTHORITY: Westmorland and Furness Council

SERVICES: Add text here

PLEASE NOTE: The property is Grade II listed with permit parking. Additional car park permits are available through the local council.

#### DIRECTIONS:

Proceeding on foot from our office, continue through the ginnel to the side of Greggs and follow to the left. Then turn right and walk diagonally across Buxton Place car park, at the bottom entrance you will appear on Fountain Street. Turn right and cross the pedestrian crossing, walk a short distance against the traffic and just before the turning onto Hart Street is a row of traditional terraces with the property being on your left. The property can also be found by using the following "What3Words"

<https://what3words.com/banquets.flames.powering>

EPC TBC



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.