

FREEHOLD



3 TRINITY HALL, THE GILL, ULVERSTON, LA12 7BJ

£330,000

FEATURES

Stylish & Spacious Mews Property

Central & Convenient Location

Very Well Presented Throughout

Spacious Open Plan Lounge/Dining Kitchen

Lovely Fitted Kitchen Area With Breakfast Bar Island

First Floor Lounge/Bedroom

Three Excellent Double Bedrooms

Perfect For A Range Of Buyers

Stunning Home With Great Location

Private Parking Plus Residents And Visitor Permits



2



2



3



Off Road
Parking &
Permit
Parking



Spacious and stylish mews property converted from the beautiful former town Sunday School, situated in the historic Gill at the heart of Ulverston and at the start of the famous Cumbrian Way walk. This stunning property offers spacious and versatile accommodation, ideal for a wide range of buyers, including families and professional couples, with a high standard of presentation, fixtures and fittings. Comprising an open-plan lounge/dining kitchen, first-floor lounge/bedroom, laundry room, bathroom, shower room and three double bedrooms across the upper floors. Complete with front forecourt, private rear parking space, resident and visitor parking permits, gas-fired central heating and double glazing. This impressive home can only be fully appreciated upon internal inspection, with early appointments available through JH Homes.

Accessed by way of a pedestrian gate from The Gill opening to a front forecourt which is gravelled with a raised planter at the side and provides shared access with number 4.

LOUNGE/DINER/KITCHEN

15' 5" x 30' 4" (4.7m x 9.26m)

Lounge Area

Central, feature fireplace housing a three sided woodburning stove with soapstone top and slate hearth, feature slate wall with four double glazed windows offering a secluded outlook over The Gill with glimpses of Hoad Monument in the distance with deeper windowsills and three radiators.

Kitchen Area

Fitted with a range of solid wood fronted base, wall and drawer units with slate work surface over incorporating Belfast style sink with mixer tap and tiling to up stands. Central island with breakfast bar with wooden chopping block, slate work top and feature wooden light unit over. Integrated Rangemaster cooker with cooker hood over, space for fridge freezer, space and plumbing for dishwasher and wall mounted Worcester gas boiler for the central heating at hot water systems. Two double glazed windows to rear both with the deep slate windowsills looking towards the rear courtyard and parking and door with glazed upper panes accessing the rear. Striped wood flooring and stairs to the side of the room with open under the stairs area maximising usable space.

FIRST FLOOR LANDING

Doors to lounge, bathroom and further doors to laundry room and shower room.

LOUNGE/BEDROOM

15' 8" x 12' 1" (4.78m x 3.70m)

Feature windows to front offering a fabulous aspect to the Gill surrounding countryside and Hoad Monument, inset lights to ceiling and radiator.

BATHROOM

Stylish four-piece suite comprising of pine panelled bath with traditional style mixer tap, WC, wash hand basin and glazed door to a fabulous walk-in shower with extractor fan. Storage cupboards under the stairs and radiator.

LAUNDRY ROOM

9' 3" x 5' 11" (2.82m x 1.82m)

Space and plumbing for washing machine and platform for dryer above. Built-in storage cupboard, further coat/store cupboard, feature truss woodwork and door to shower room.

SHOWER ROOM

Three-piece suite comprising of WC, quadrant shower cubicle with Triton electric shower and wall hung wash hand basin with mixer tap, tiled splash back and mirrored cabinet above. Double-glazed window and chrome ladder style radiator.

SECOND FLOOR LANDING

Doors to two bedrooms and door to a lobby leading up to the third floor.

BEDROOM

15' 7" x 12' 0" (4.77m x 3.68m)

Two Velux double glazed roof lights to either side and low-level arched windows with double glazed panes, radiator, double wardrobe, storage cupboard with drawers, further over the stairs shelved cupboard and inset lights to ceiling.

BEDROOM

15' 5" x 14' 0" (4.72m x 4.28m) widest points

Further double bedroom with two Velux roof lights and further double-glazed windows to gable and radiator.

THIRD FLOOR

Built-in cupboard and drawer unit to side.

BEDROOM

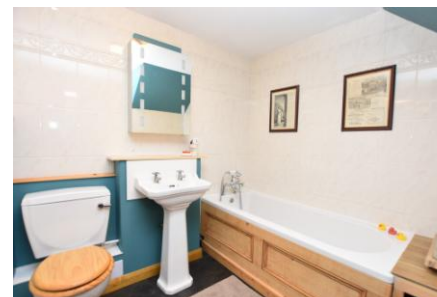
15' 7" x 10' 3" (4.77m x 3.13m)

Spacious double room with vaulted ceiling, three double glazed roof lights offering an outlook from the front to the Gill and rooftops towards surrounding countryside Hoad Hill and Monument and to the rear beyond the rooftops and properties and over the surrounding countryside and trees. Front eaves storage area with additional space to rear and radiator.

EXTERIOR

Front forecourt with raised planter providing seating space. To the rear is a dedicated parking space along with useful built-in storage cupboard.

Shared front door to the entrance porch and then private door opens to:



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01229 445004

contact@jhhomes.net
www.jhhomes.net/properties



Total area: approx. 171.2 sq. metres

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: D

LOCAL AUTHORITY: Westmorland and Furness Council

SERVICES: Mains drainage, gas, electric, water are all connected

DIRECTIONS:

From the office of JH Homes proceed down the cobbled Market Street. At the roundabout take the first exit onto Brewery Street, continue onto Fountain Street. At the end after the crossing, turn left onto King Street and first left towards The Gill, turn first left and then turn right and you will find the property on your left. It can also be found by using the following "What Three Words" <https://w3w.co/belonged.composes.hulk>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	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.

