

FREEHOLD



# THE OLD VICARAGE, RAMPSIDE ROAD, BARROW-IN-FURNESS, LA13 0PT

## £695,000

### FEATURES

Characterful Traditional Family Residence

Highly Rare Purchase Opportunity

With Outstanding Sea & Open Field Views

Gas CH System & Double Glazing

Many Original Style Features Maintained

Wrap Around Walled Gardens. Garage & Ample Parking

Lounge, Dining Room & Snug

Modern Kitchen, Sun Room, Utility Room & Cellar

Four Bedrooms, En-Suite & House Bathroom

Rooms in Roof. Must Be Viewed



2



4



4



Garage & Off Road Parking

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Homes

An exceptionally rare opportunity to acquire this beautifully modernised yet characterful traditional family residence, where timeless architectural features are seamlessly blended with refined contemporary design. Set amidst open countryside, the property enjoys the best of rural living-peace, privacy, and picturesque surroundings-while remaining conveniently located just minutes from local amenities including a Tesco Metro, Roose train station, and the renowned Clarkes Hotel and Restaurant at Rampsid. The area is rich with scenic walks, wildlife, and sweeping sea and field-side views, offering a truly idyllic lifestyle. The property occupies a prominent yet private position on Rampsid Road, just before the roundabout leading to Roa Island, Rampsid Village, and the coastal route towards Ulverston. Set well back from the road, the home has a long driveway that leads to a charming rear courtyard. Here you will find a detached garage with adjoining outbuilding, formerly the coach house and hay loft, adding further character and potential. Generous lawned gardens wrap around the property, creating a variety of tranquil spaces to relax, entertain, and enjoy the surrounding countryside. The ground floor welcomes you through an entrance vestibule into a grand reception hallway, providing access to the majority of the principal rooms, the cellar, and the elegant staircase rising to the first floor. The main family lounge features a beautiful bay window and an impressive open cast iron fireplace with granite hearth and oak-stained surround, creating a warm and inviting focal point. Adjacent is a second reception or dining room, also benefitting from a bay window overlooking the front aspect. Further along the hallway is a cloakroom/WC, a utility area, and the stunning farmhouse-style kitchen, complete with an excellent range of base and wall units, store cupboards with plate racks, a feature island, and a range cooker-perfect for family life and entertaining. From the kitchen there is access to a charming snug with traditional fireplace, as well as a delightful sun room enjoying private views across the side garden. The rear vestibule provides access to both the courtyard garden and the boiler room, while the cellar offers excellent additional storage and would serve perfectly as a wine store. To the first floor, the spacious landing leads to four bedrooms and the family bathroom. The principal bedroom enjoys distant sea views and benefits from a dressing room and a luxurious five-piece en-suite bathroom with vaulted ceiling. Each of the remaining bedrooms possesses its own unique character and outlook, while the beautifully appointed family bathroom features a bath, separate shower cubicle, WC, and wash hand basin. A further staircase from the landing rises to the rooms within the roof, offering versatile additional accommodation ideal for extra bedrooms, playrooms, studios, or home offices. Completing this impressive home are a gas central heating system and double glazing, ensuring comfort and efficiency throughout.

Accessed through an Accoya wood door into:

**ENTRANCE VESTIBULE**

Entrance door and door to:

**HALLWAY**

Doors to lounge, dining room, kitchen, utility room, rear vestibule and cloaks/WC. Stairs to first floor.

**LOUNGE**

*17' 5" x 12' 0" (5.31m x 3.66m)*

Double glazed bay window to front, original style cast iron fireplace, contemporary décor with coving and radiator.

**DINING ROOM/SITTING ROOM**

*18' 3" x 11' 8" (5.56m x 3.56m)*

Coal effect living flame gas fire set in original style surround, traditional décor with coving, radiator and double glazed bay window to the front.

**KITCHEN/BREAKFAST ROOM**

*14' 3" x 12' 0" (4.34m x 3.66m)*

Fitted with a range of base, wall and drawer units with granite and wooden worktops incorporating one and a half bowl sink with drainer, mixer tap and brick set splash back tiling to the range cooker. Dishwasher, fridge, freezer, tiled flooring, radiator and French doors to the sun room. Door to:

**SNUG**

*15' 5" x 11' 7" (4.7m x 3.53m)*

Multifuel burner with slate plinth, double glazed window to the side and radiator.

**SUN ROOM**

*23' 2" x 9' 1" (7.06m x 2.77m)*

Double glazed windows to three sides and some fine views of the surrounding garden and open fields. Tiled flooring and two sets of external doors.

**UTILITY ROOM**

*9' 10" x 10' 0" (3m x 3.05m)*

Base and wall units with worktop and stainless steel sink with drainer. Plumbing for a washing machine, space for dryer, radiator, space for a fridge/freezer and double glazed window to the rear.

**WC**

Borrowed light from the utility room and traditional two-piece suite comprising of WC and wash hand basin.

**REAR VESTIBULE**

External door to rear courtyard and door to:

**BOILER ROOM**

Floor mounted combination boiler for heating and hot water system and light and power points.

**CELLAR**

*13' 6" x 11' 3" (4.11m x 3.43m)*

Slate floor and light and power points.



### FIRST FLOOR LANDING

On a split level with doors to all upper rooms, with the en suite facility and dressing room accessed through the master bedroom. Stairs to the second floor.

### MASTER BEDROOM

13' 3" x 12' 1" (4.04m x 3.68m)

Double glazed window to side with views of open fields, Morecambe and beyond. Modern contemporary décor, radiator and door to:

### INNER HALLWAY

Access to en-suite and dressing room.

### EN-SUITE

Luxury five-piece suite comprising of twin wash hand vanity basins, free-standing bath, shower cubicle and WC. Tiled flooring, radiator and double glazed window to the side.

### BEDROOM

13' 7" x 13' 7" (4.14m x 4.15m)

Double glazed window to the front with some fine views, wash hand basin and radiator.

### BEDROOM

10' 6" x 14' 9" (3.2m x 4.5m)

Radiator and double glazed window to the front.

### BEDROOM

13' 9" x 10' 1" (4.19m x 3.07m)

Double glazed window to rear and radiator.

### BATHROOM

Modern four-piece suite comprising of WC, bath, wash hand basin and shower cubicle. Tiling, two radiators, and two double glazed windows to the side and rear.

### SECOND FLOOR LANDING

Double glazed window to side and gives access to three rooms (with access to room four via room three).





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**ROOM IN ROOF**

10' 6" x 9' 3" (3.2m x 2.82m)

Light point and radiator.

**ROOM IN ROOF**

10' 11" x 9' 3" (3.33m x 2.82m)

Radiator and light point.

**ROOM IN ROOF**

28' 1" x 19' 1" (8.56m x 5.82m) max and incl. room 4

Double glazed window to the side, light and power points and radiator. Door to:

**ROOM IN ROOF**

13' 11" x 9' 7" (4.24m x 2.92m)

Borrowed light from second floor landing and room three.

**EXTERIOR**

A charming cast-iron gate opens onto an attractive block-paved front courtyard, providing access to the main entrance and a pathway leading to the side garden. To the right of the property, a generous driveway offers ample off-road parking for several vehicles and continues through to the rear courtyard. From here, a traditional wooden latch gate leads into the rear garden, while additional access is provided to the rear vestibule, workshop, garage, and outdoor WC. The property is further enhanced by beautifully enclosed, walled gardens to the side and rear, predominantly laid to lawn and bordered by mature planting. These well-established gardens provide a wonderful sense of privacy and space, perfectly positioned to enjoy the outstanding open views of the surrounding countryside.



**GARAGE**

24' 0" x 14' 2" (7.32m x 4.32m)

Double wooden latch doors, light and power points and attic storage.

**WORKSHOP**

7' 6" x 14' 2" (2.29m x 4.32m)

Situated to rear of garage and is accessed via an external door.

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**01229 445004**

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**GENERAL INFORMATION**

TENURE: Freehold

COUNCIL TAX: G

LOCAL AUTHORITY: Westmorland and Furness Council

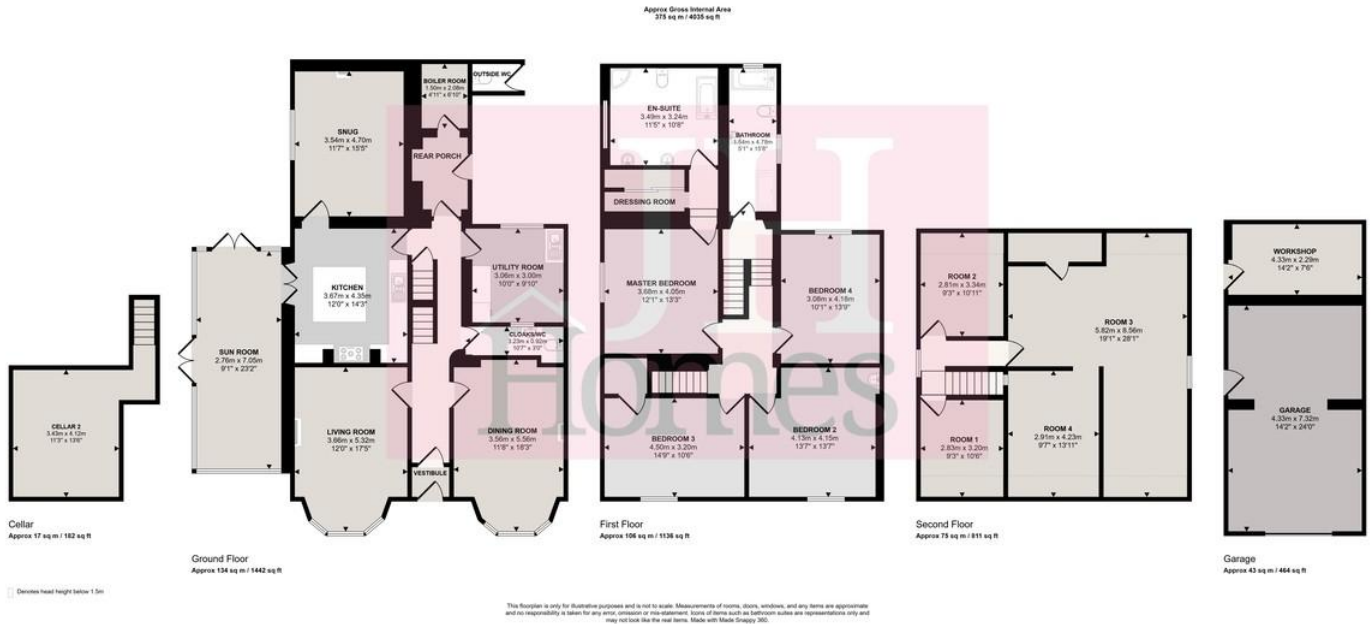
SERVICES: Mains drainage, gas, electric, water are all connected

**DIRECTIONS:**

Proceeding out of Ulverston along the Coast Road, continue past Bardsea, Baycliff and then Aldingham, heading past Newbiggin towards Rampside. Turn right at the roundabout onto Rampside Road and the property is on your left-hand side.

It can also be found by using the following "What Three Words":

<https://w3w.co/smirking.captions.plunge>



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	59 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.

