



Fern Bank, Newby Bridge

£775,000



Fern Bank

Newby Bridge, Ulverston

Occupying a generous gated plot extending to approximately three-quarters of an acre, Fern Bank is a beautifully presented detached home offering spacious and versatile accommodation, attractive gardens and additional land. Having been significantly improved and thoughtfully reconfigured by the current owners, the property now provides an impressive balance of contemporary comfort, practicality and lifestyle appeal.

The property enjoys a highly convenient position close to Newby Bridge, offering excellent access to the wider Lake District, the A590, Ulverston, Barrow-in-Furness and M6 motorway connections. Despite its accessibility, the property enjoys a wonderful sense of space and privacy, surrounded by beautifully maintained grounds.

The accommodation is bright and welcoming throughout, with large windows allowing natural light to flood the principal rooms. At the heart of the home is a spacious living room, where a feature fireplace creates a warm focal point and patio doors open directly onto the outdoor seating area, creating a seamless connection between the house and gardens. The modern fitted kitchen is complemented by a generous dining room, providing an ideal setting for both everyday family life and entertaining. A useful utility room and separate WC further enhance the practicality of the layout.

Two double bedrooms are located on the ground floor, one benefitting from an adjoining walk-in wardrobe, whilst a stylish shower room serves this level. To the first floor are two further double bedrooms, including a principal bedroom with en suite shower room, together with a family bathroom. The spacious landing enhances the sense of space throughout the property.

Externally, Fern Bank truly comes into its own. The formal gardens have been beautifully maintained and provide an attractive setting in which to relax and unwind. A generous patio seating area directly outside the living room offers an excellent space for outdoor dining and entertaining, whilst a pond adds further character to the grounds. Beyond the formal gardens lies additional land comprising well maintained open grounds and areas of woodland, creating a wonderful extension of the outdoor space and providing flexibility for a variety of uses

The property also benefits from extensive parking and a detached double garage offering excellent storage and workshop potential. Combining generous accommodation, beautifully maintained grounds and a highly accessible location, Fern Bank presents a rare opportunity to acquire a substantial home in one of South Lakeland's most well-connected settings.

- Detached four bedroom home set within approximately three-quarters of an acre
- Modern fitted kitchen and spacious dining room
- Bright dual aspect living room with feature fireplace
- Two ground floor double bedrooms, including one with an adjoining walk-in wardrobe
- Two first floor double bedrooms, including a principal bedroom with en suite shower room
- Family bathroom, shower room and separate WC
- Attractive gardens, pond and generous outdoor entertaining space
- Additional land and woodland extending beyond the formal gardens
- Double garage with excellent storage and extensive parking
- Conveniently positioned for the A590, Lake District, Ulverston and M6 connections





ENTRY

14' 1" x 3' 3" (4.30m x 0.99m)

KITCHEN

12' 9" x 9' 7" (3.89m x 2.91m)

LIVING ROOM

16' 10" x 12' 10" (5.14m x 3.91m)

DINING ROOM

13' 4" x 12' 3" (4.07m x 3.74m)

UTILITY ROOM

5' 8" x 5' 1" (1.72m x 1.54m)

WC

5' 8" x 2' 10" (1.72m x 0.86m)

BEDROOM

15' 10" x 7' 7" (4.83m x 2.31m)

WARDROBE

9' 9" x 4' 2" (2.96m x 1.26m)

BEDROOM

11' 7" x 10' 1" (3.54m x 3.08m)

SHOWER ROOM

9' 1" x 6' 11" (2.76m x 2.12m)

HALLWAY

13' 1" x 4' 11" (4.00m x 1.50m)

LANDING

16' 8" x 8' 2" (5.07m x 2.49m)

BEDROOM

16' 8" x 14' 8" (5.07m x 4.48m)

EN SUITE

7' 0" x 5' 11" (2.14m x 1.81m)



BEDROOM

12' 10" x 10' 0" (3.92m x 3.06m)

BATHROOM

12' 0" x 6' 10" (3.67m x 2.08m)

SERVICES

Mains electric, mains gas, mains water, mains drainage

EPC RATING E

COUNCIL TAX BAND currently **Band E**

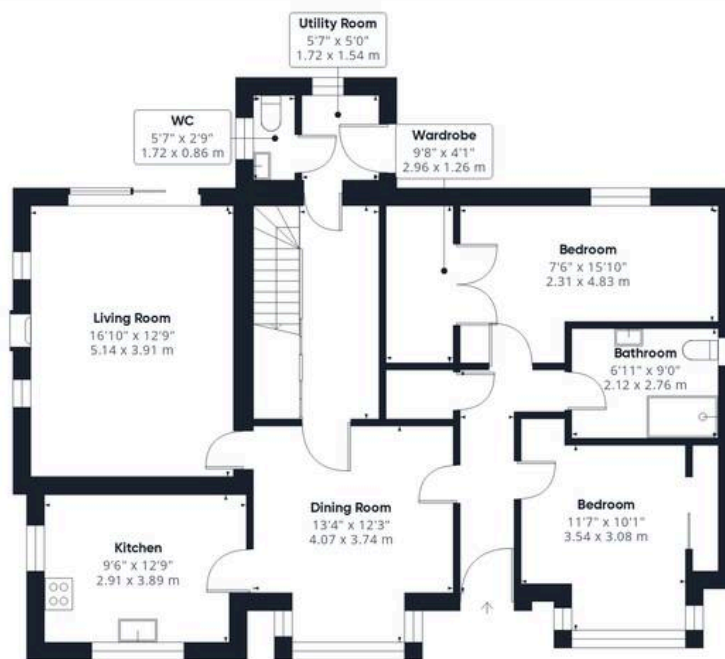
TENURE: FREEHOLD

IDENTIFICATION CHECKS

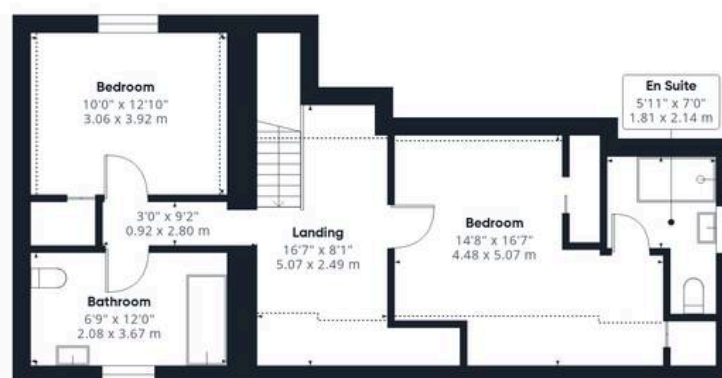
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Ground Floor



Floor 1



Approximate total area⁽¹⁾

1732 ft²

161 m²

Reduced headroom

102 ft²

9.4 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

GIRAFFE360



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