



## Colt House Colthouse Lane

Ulverston, LA12 0SG

A truly exceptional and characterful family home, perfectly positioned on the fringe of the town, offering spacious accommodation, charming original features, and beautifully private surroundings. This impressive property combines timeless character with practical family living, creating a warm and inviting home full of individuality. Set within superb mature gardens, the outdoor space provides a peaceful and private retreat with established planting and plenty of room for relaxation or entertaining. The property also benefits from off-road parking, adding further convenience for modern family life. The spacious, internal layout is ideal for growing families, while the master bedroom benefits from its own en suite, providing an added touch of comfort and luxury. Ideally located close to local amenities, well-regarded schools, and excellent transport links, this outstanding home offers the perfect balance of countryside tranquility and town convenience. A rare opportunity to acquire a truly charming and distinctive property.

**Offers In The Region Of £430,000**

# Colt House Colthouse Lane

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- Stunning Period House
- 5 Bedrooms
- Off-Road Parking
- 15ft formal lounge with fireplace
- Master Bedroom Benefiting From An En Suite
- Planning Permission for Residential Development on neighbouring land
- Fitted Kitchen/Diner
- Gardens Boast Lawns, Patios, and Beautiful Borders
- Council Tax Band E

## Approach

## Entrance Porch

## Inner/Entrance Hall

extends to 19'4" (extends to 5.90)

## Ground Floor WC

## Lounge

15'5" x 12'9" (4.70 x 3.90)

## Sitting Room

9'6" x 11'9" (2.90 x 3.60)

## Dining Room

15'1" x 13'5" (4.60 x 4.10)

## Kitchen Diner

13'9" x 12'9" (4.20 x 3.90)

## Utility Room

10'5" x 9'10" (3.20 x 3.00)

## First Floor Landing

## Bedroom One

14'9" x 10'9" (4.50 x 3.30)

## En Suite Shower Room

6'10" x 4'11" (2.10 x 1.50)

## Bedroom Two

11'1" x 14'5" (3.40 x 4.40)

## Bedroom Three

9'6" x 12'9" (2.90 x 3.90)

## Bedroom Four

10'2" x 6'6" (3.10 x 2.00)

## Bedroom Five

7'2" x 5'2" (2.20 x 1.60)

## Bathroom

of 12'5" (of 3.80)

## External



## Directions



## Floor Plan



Corrie and Co aim to sell your property at the best possible price in the shortest possible time. We have developed a clear marketing strategy to ensure that your property is fully exposed to the local, regional and national market place and we are confident that we can provide a marketing service second to none. Our Sales Team offer:

- Full colour contemporary sales literature with floorplans
- A full programme of local / regional advertising and promotion on the Corrie and Co and Rightmove websites
- 24/7 promotion in our Barrow, Ulverston and Millom offices
- Professional viewing service and prompt feedback
- Experienced, friendly staff
- Eye catching 'For Sale' board

To ensure your move is looked after, we can help you with an Energy Performance Certificate and arrange a free mortgage and finance review. We also provide a competitive No Sale – No Fee conveyancing service with well known and trusted local solicitors. Our valuation and sales advice is impartial, completely free with no obligation.

Unlike many High Street Estate Agency chains, Corrie and Co are wholly independent and can therefore recommend the mortgage and lender that is most suitable for your needs. Our aim is to provide quality advice and expertise at all times so that you can make an informed decision every step of the way.

