



## High Stott Park, Finsthwaite

£725,000

High Stott Park Cottage, High Stott Park, Finsthwaite, Nr Ulverston, Cumbria, LA12 8AY

What a charming place! This superb Grade II Listed Semi-Detached Cottage is located within 0.75 of an acre of splendid Gardens within the Lake District National Park. Plus a Semi-Detached Barn with planning permission to create a 4 Bedroom Property. Book a viewing and see for yourself - it will not disappoint!

Comprising Living Room, Snug, Dining Kitchen, Utility Room, Shower Room, 3 generous Double Bedrooms and Bathroom. Outside Barn incorporating Garaging and Garden.

### Quick Overview

Semi Detached - 3 Double Bedrooms  
 2 Reception Rooms - 2 Bath/Shower Rooms  
 Super location within the Lake District National Park  
 Grade II Listed charming Cottage  
 Extensive and well kept Gardens  
 Barn with Planning Permission  
 Delightful walks from the doorstep  
 Welcoming and homely  
 Parking and Garaging  
 Ultrafast Broadband available\*



3



2



2



E



Ultrafast  
Broadband



Parking &  
Garaging

Property Reference: G2819



Living Room



Dining Kitchen



Snug



Utility Room

Description Wow! So much to say here- where to start!.....

We will start with the main accommodation and what a delight it is. This Grade II Listed Cottage is packed to the brim with history and charm with wonderful exposed ancient ships beams in several rooms, deep set cottage style windows - many with window seats, a number with exposed stone floors, original doors, spice cupboards and charming nooks and crannies - interestingly though the accommodation is surprisingly spacious - often a rarity with cottages of this age!

From the moment you step inside a warm and welcoming feeling draws you in further. Fascinating echos from the past are around every corner and the history of the cottage has been researched extensively. High Stott Park has been a much loved family home for over 20 years and is now offered for sale only due to down sizing needs.

Along with this lovely home are superb and extensive mature Gardens. The Gardens have been a labour of love for the last 20 years or so and now the rewards are being reaped. There are sections of woodland, lawn, sunny spots, shady spots, patios, all with a variety of mature trees and shrubs including acers, azaleas, rhododendrons and camellias all providing a profusion of colour at different times of the year. To the front of the property there is a cottage Garden area and a very sweet stone piggery. Beatrix Potter who lived near to High Stott Park Cottage used to purchase pigs from a previous occupant Jane Scales and she and the property are mentioned in her book 'The Fairy Caravan'. Perhaps the most interesting of all is the Barn with Garages under which has Planning passed to create a 4 Bedroom Family Home with the Living accommodation and En-Suite Bedroom on the Upper Floor and 3 further Bedrooms and Bathroom on the Lower Floor if required. (further details below)

High Stott Park Cottage has been well cared for over the last 20 years and was re-roofed in 2011. The attractive front door opens directly into the Living Room which is of pleasing proportions. There is a window to the front with window seat, many exposed beams and two recessed 'spice cupboards' The focal point to the room is the delightful stone inglenook fireplace housing the multi fuel stove. From the Living Room is the Snug which actually makes it sound cosy, it is but also a good size! Window seat, exposed beam and open fire complete the picture in here.

From the Living Room a door leads to the Dining Kitchen with deep set window to the rear, charming original slate flagged floor and currently housing a central farmhouse table. The light oak wall and base cabinets extend to two sides with inset sink unit and two illuminated recessed glass fronted cabinets. A Stanley Oil fired Cooker Range with 2 ovens and 2 hot plates which also controls the central heating. Integrated fridge and dishwasher, built-in electric oven and ceramic hob. Under stairs storage cupboard. There are stairs which lead to the First Floor and a further doors leads to the Rear Hall which has ample space for hanging wet coats and storing muddy dogs perhaps! Doors to Utility Room and Rear Vestibule all with the lovely slate flagged floor.

The 'Old Dairy' (currently Utility Room) is larger than the average Utility space and has 2 excellent original cold slabs and extensive pantry type shelving. There is a 'Belfast' sink, plumbing for washing machine and ample room for tumble drier and additional freezers if required. The Side Entrance Vestibule which was enclosed by the current vendor in 2008 is now a light and airy weather proof space which leads to the ground floor Shower Room. This comprises a 3 piece white suite of WC, wall mounted wash hand basin and shower.

From the Kitchen the stairs lead up to the spacious landing where 3 extremely well proportioned double Bedrooms can be found. All the



Living Room



Dining Kitchen



Shower Room



Bedroom 1



Bedroom 2



Bedroom 3

Bedrooms enjoy pleasing views and have extensive fitted furniture and 1 has a window seat. The main Bathroom has a useful linen cupboard housing the hot water cylinder and cream suite comprising bath with shower over, WC and wash hand basin on a sizeable vanity unit.

The outdoor space complements the inside perfectly and is the sort of space that can keep you occupied for many an hour watching the variety of birds, bees and butterflies visiting this beautiful Garden.

The Barn which was re-roofed in 2008 currently comprises - Lower level (formerly stables and cattle sheds) with cobbled floors are essentially two Garages with additional garaging beyond, or perfect workshop. Both Garages have electrically operated doors plus power and light. A staircase leads up to the upper barn, which can also be accessed externally. The upper level is made up of 2 large rooms. The first room is cavernous with a super vaulted ceiling, exposed beams, 2 Velux roof windows and a further side window. A couple of steps lead up the second room which is also well proportioned with feature round window and 2 side windows (with lovely views). The uses for these are up to you. Simply storage? Large Home Office? Music Studio? Cinema Room? Artist Studio? Teenagers Den? Occasional accommodation? There is of course the planning permission to create a 4 Bedroom Family Home - Planning Application No: 7/20025650. Plans available from the Grange Office.

**Location** Located in a sought after picturesque area near Finsthwaite at the South West shore of Lake Windermere and with amenities only a short drive away and many pleasant country walks close by including the newly established West Windermere Way walk.

From the A590 heading in the direction of Ulverston at Newby Bridge roundabout take the first exit and then the next right signposted Lakeside. Follow the road through Lakeside, go past Stott Park Bobbin Mill and High Stott Park Cottage is 0.4 of a mile further on, on the left hand side.

Just 1.8 miles from Newby Bridge and the A590, yet a hop skip and jump from the inner Lake District. The location of High Stott Park Cottage will appeal to many, just far enough out to not feel the busy bustle of the inner lakes but close enough to enjoy it with little effort.

**Accommodation (with approximate measurements)**

**Living Room** 17' 0" max x 16' 10" max (5.18m max x 5.13m max)

**Snug** 17' 0" x 12' 10" (5.18m x 3.91m)

**Dining Kitchen** 16' 9" x 12' 1" (5.11m x 3.68m)

**Rear Hall**

**Utility Room (Old Diary)** 11' 4" x 10' 4" (3.45m x 3.15m)

**Side Vestibule**

**Shower Room**

**Bedroom 1** 13' 5" x 13' 3" (4.09m x 4.04m)

**Bedroom 2** 13' 5" x 13' 0" (4.09m x 3.96m)

**Bedroom 3** 17' 1" x 10' 2" (5.21m x 3.1m)

**Bathroom**

**Garage 1** 17' 11" x 10' 0" (5.46m x 3.05m)

**Garage 2** 17' 0" x 7' 9" (5.18m x 2.36m)

**Lower Barn** 23' 9" x 19' 8" (7.24m x 5.99m)

**Upper Barn Room 1** 24' 0" x 20' 6" (7.32m x 6.25m)

**Upper Barn Room 2** 20' 6" x 16' 10" (6.25m x 5.13m)



Barn



Garden



Garden



Barn -

**Services:** Mains water and electric. Oil fired central heating run by Stanley Range Cooker. Septic tank drainage shared with High Stott Park House.

Please note that due to updated regulations for septic tanks and private drainage facilities, interested parties may wish to seek independent advice on the installation. We can recommend several local firms who may be able to assist.

**Tenure:** Freehold. Vacant possession upon completion.

\*Checked on <https://checker.ofcom.org.uk/> 31.7.23 not verified

**Rights of Way:** High Stott Park Cottage has a right of way in front of High Stott Park House and also has a right of way in front of Wychwood to the road.

**Council Tax:** Band F. Westmorland and Furness Council.

**Viewings:** Strictly by appointment with Hackney & Leigh Grange Office

**What3words:** <https://what3words.com/remedy.degree.overdone>

**Energy Performance Certificate:** The full Energy Performance Certificate is available on our website and also at any of our offices.

## Meet the Team

### Mark Hadwin

Sales Manager & Property Valuer  
Tel: 015395 32301  
grangesales@hackney-leigh.co.uk



### Helen Hadwin

Office Manager  
Tel: 015395 32301  
grangesales@hackney-leigh.co.uk



### Tracy Staton

Sales Team  
Tel: 015395 32301  
grangesales@hackney-leigh.co.uk



### Carolyn Featherstone

Viewing Team  
Tel: 015395 32301  
grangesales@hackney-leigh.co.uk



### David Heaven

Viewing Team  
Tel: 015395 32301  
grangesales@hackney-leigh.co.uk



Viewings available 7 days a week including evenings with our dedicated viewing team  
Call **015395 32301** or request online.



Need help with **conveyancing**? Call us on: **01539 792032**



Can we save you money on your **mortgage**? Call us on: **01539 792033**

Hackney & Leigh Ltd Main Street, Grange-Over-Sands, Cumbria, LA11 6DP | Email: [grangesales@hackney-leigh.co.uk](mailto:grangesales@hackney-leigh.co.uk)

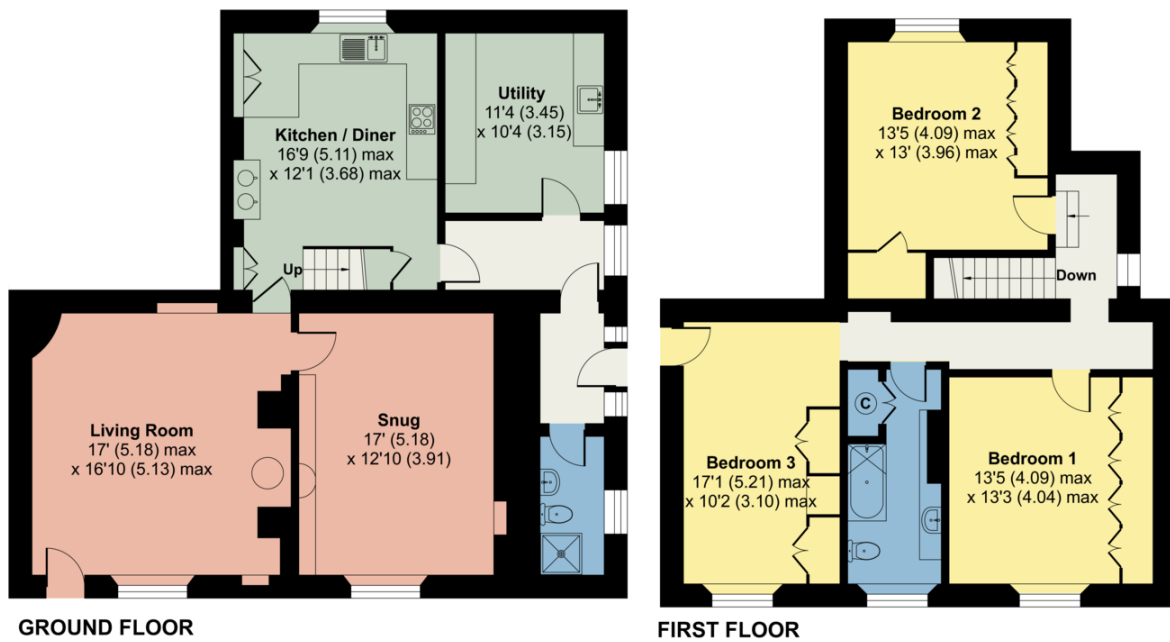
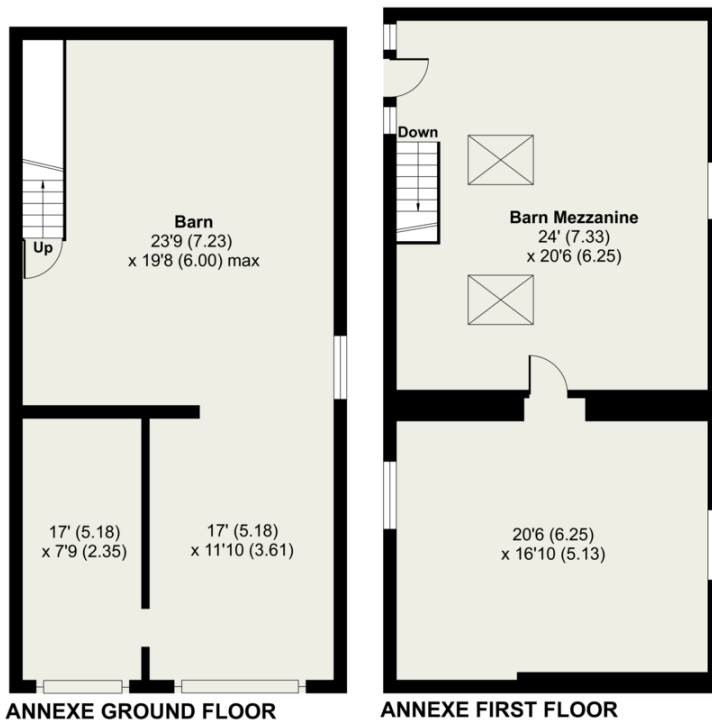
# High Stott Park, Ulverston, LA12

Approximate Area = 1855 sq ft / 172.3 sq m

Annexes = 1709 sq ft / 158.7 sq m

Total = 3564 sq ft / 331.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hackney & Leigh. REF: 1018282

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. \*Broadband speeds estimated and checked by <https://checker.ofcom.gov.uk/en-gb/broadband-coverage> on 22/08/2023.

Request a Viewing Online or Call 015395 32301