

FREEHOLD



HALLTHWAITES,  
MILLOM,  
LA18 5HP

£385,000

#### FEATURES

Fabulous Detached Former Farmhouse Offers A Unique Family Home

Attractive Garden Areas, Parking, Double Garage & EV Charging Point

Benefits From An Indoor Heated Swimming Pool

Four Bedrooms & Three Reception Rooms

Property Retains Character

Adjacent To The Property Is A Former Cottage Of Which The Upper Floor Is Incorporated

This Property Has Been A Family Home For Over 40 Years

Offering Versatility For Home Working

Viewing Highly Recommended

No-Chain Involved



2



3



4



Double Garage, Off Road Parking



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Situated in the picturesque hamlet of Hallthwaites, this fabulous detached former farmhouse offers a unique family home with attractive garden areas, parking, double garage, and the bonus of an indoor heated swimming pool. The four bedroom, three reception room property retains character. Adjacent to the property is a small former cottage of which the upper floor is incorporated into the main house accommodation and the lower floor is currently utilized as a workshop. The property is accessed just off the A595 close to a Church and popular Primary School, with local shopping available from the nearby towns of Millom and Broughton in Furness, both a few minutes' drive away. This property has been a family home for over 40 years and is reluctantly being sold by the current owners due to downsizing and is highly recommended for those seeking a quiet lifestyle in a picturesque area of South Cumbria. Offering versatility for home working with many characteristic features including a medieval style dining room containing an immense inglenook fireplace unique to the property. In all a most interesting and versatile family home with viewing highly recommended to appreciate what is on offer.

Accessed through featured mahogany front door with circular bullseye pane, opening directly into:

#### **ENTRANCE HALL**

An attractive L-shaped and spacious entry point to the property with the exposed rear of a built in traditional oak court cupboard with fitted hooks upon it. There is a radiator, overhead lighting, power points, dado rail and door with traditional latch handle offering access to half cellar with cobble floor, light and power points and a window. Further doors opening to both reception rooms.

#### **RECEPTION ROOM**

13'1" x 14'10" (3.99m x 4.52m)

Spacious, lightly decorated room with a central painted fire surround, marble conglomerate style panel and hearth with grate for an open fire. Double radiator and additional electric panel heater, a feature alcove recess with shelving and further built-in cupboard with double doors, the cupboard having shaped shelving, feature door architrave and traditional door opening to the hallway. Double glazed multi pane window facing the front elevation, overhead lighting and power points.

#### **SECOND RECEPTION ROOM**

15'11" x 11'0" (4.85m x 3.35m)

Further feature double glazed window to front overlooking the drive and garden. A spacious room offering a pleasant additional sitting room, slate tiled fireplace with open grate for a real fire with exposed mantel shelf extending to the side and into a cabinet for TV and Wi-Fi. With painted exposed beams to the ceiling and a fabulous fitted traditional Oak court cupboard with carved relief dating back to 1689. Double radiator, additional electric panel heater and connecting door

to the kitchen. The room provides overhead lighting, power points and natural tones of decoration to the walls and carpet.

#### **KITCHEN**

15'9" x 13'0" (4.8m x 3.96m)

Comprehensively fitted with an attractive range of base and wall units with cream decor panels, a Corian work surface and sink with integrated drainer and mixer tap. There is an impressive run of curved feature surface creating an island effect which provides an inset electric hob and built-in Stoves New World double oven and grill, inset lighting to the ceiling, double radiator, further electric panel heater and a built-in wall cupboard. Further connecting door provides access to the dining room, and a set of double doors to the adjacent swimming pool. Kitchen has a stable door and multi paned double glazed window to the front overlooking the driveway and garden, with a further window to the rear courtyard area.

#### **DINING ROOM**

10'10" x 15'7" (3.3m x 4.75m)

Wonderful space centering around the inglenook fireplace with dog grate and two former bread ovens to either side, the perfect room for entertaining, especially at Christmas time with the roaring open fire. There are heavy timbers and beams to the ceiling and lintels to the windows as well as a door opening to the rear courtyard. With a medieval style theme, slate flagged floor, built-in oak cabinet with doors and drawers, overhead lighting and light and power points. A unique and individual room that will truly be appreciated upon inspection.

#### **SWIMMING POOL ROOM**

24'6" x 33'4" (7.47m x 10.16m)

Created from the former barn attached to the farmhouse with polycarbonate style roof and uPVC windows at one side making it an extremely light and airy room. The pool itself is approximately 7.89 x 3.12, a lovely indoor heated pool with a tiled surround and tiled inset. Offering a relaxing environment with a grape vine to one end of the room. To the corner a changing facility and shower area with wooden electric powered sauna. WC facility with wash hand basin with a further double glazed window. The swimming pool is heated via the oil-fired boiler which is also used for the central heating system within the property. The current owners drain the pool during the winter months. A door leads to the courtyard.

#### **FIRST FLOOR LANDING**

From the entrance hallway the staircase proceeds to the first floor, at the half landing there is a further uPVC double glazed multi paned window and the staircase splits in two directions. Proceeding left, the further spacious landing area has a radiator. Traditional doors provide access to the bedrooms and the family bathroom.

#### **BEDROOM**

11'9" x 12'11" (3.58m x 3.94m)

Two double glazed windows to the front overlooking the quaint neighbouring properties. A lovely double bedroom of good proportions with electric light and power points, radiator and electric panel heater.

#### **BEDROOM**

13'2" x 14'8" (4.01m x 4.47m)

Multi paned double glazed window to the front looking down

to the front garden, driveway and beyond to the neighbouring properties. This is a spacious double bedroom with double radiator, light decor and door to a built-in wall cupboard.

#### BEDROOM

11' 7" x 17' 4" (3.53m x 5.28m) max

Excellent proportions with a light and neutral decor theme with double radiator, electric light and power points and two louvered doors which open to reveal storage cupboards with windows. Situated over the dining room with inglenook fireplace, an ancient door with latch handle and oak steps offering access back to the landing. Double glazed window to the right hand side and a traditional single glazed window to the left.

#### BEDROOM/HOME OFFICE

12' 10" x 7' 8" (3.91m x 2.34m)

Double glazed window to the front elevation, again looking down to the driveway and garden. Double radiator and electric light and power points, making a generous single bedroom.

#### FAMILY BATHROOM

Fantastic, bespoke stylish bathroom subdivided with a glazed wall and a glass door to the front where there is a twin ended bath with full tiling to the walls. Freestanding floor mounted mixer tap with shower attachment over the bath, chrome ladder style towel radiator and heated mirror. In addition, the bathroom has a glazed shower enclosure with fixed rain head shower and further flexi tack spray, pedestal wash hand basin with mixer tap and low flush WC both by Jacuzzi. Continuation of the wall tiling and a further heated mirror with towel rail facility. Double glazed windows to the side and front and access within the bathroom to the loft. The airing cupboard has lagged hot water storage tank and shelving. From the half landing the staircase proceeds to the right-hand side where there is a further spacious landing area with traditional sash window to the rear, radiator and access to loft. Doors to bedroom one and shower room. This area of the property is situated over the workshop and was formerly a separate Cottage, with potential the property could be split and developed separately dependent on the purchasers requirements.

#### SHOWER ROOM

Fitted with a modern three-piece suite in white, comprising





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of low flush WC with push button cistern, wash hand basin with mixer tap and walk-in shower cubicle with thermostatic shower and glazed door. Tiling to the walls of the shower room and above the sink a fixed mirror. Further Manrose gold ducted extraction unit is fitted to the wall alongside doors open to storage cupboard.

#### EXTERIOR

Accessed over a gravelled drive with grassed open areas to the side and then via a metal gate which opens to the block set driveway. The initial front garden area situated by the workshop is laid to lawn with borders. Main brick set driveway offers parking for numerous vehicles with turning space, provides access to two garages and has an Electric Vehicle charging point. Front garden area is laid to lawn with a variety of plants, shrubs, bushes and trees including a mature apple tree. The lawn proceeds to the side of the garage and leads to a further area of lawned garden, with septic tank below, a boundary stone wall and access around the rear of the pool room.

#### GARAGE ONE

18' 9" x 13' 5" (5.72m x 4.09m)

Spacious and useful building with remote controlled up and over door, sandstone flagged and cobbled flooring, electric light point and double power points.

#### GARAGE TWO

18' 6" x 13' 2" (5.64m x 4.01m)

Sliding door and again offering a useful room with storage space.

#### WORKSHOP ONE

11' 10" x 12' 9" (3.61m x 3.89m)

The workshop was a former cottage adjacent to the main farmhouse with a traditional wooden front door, glazed pane and uPVC double glazed window. The area is divided into two rooms, the front has the door to the original staircase which could be reinstated to lead to the upper floor area. To the side of the cottage/workshop there is an additional lawned garden area with stone perimeter walling and shed with two open doors which are former outdoor WC's currently utilised as log stores. There is another area of grass to the side and back of the former cottage, with a passage leading to the rear of the main house with courtyard and boiler house. This rear courtyard also has access from the dining room and rear of the pool house.

#### WORKSHOP TWO

10' 3" x 10' 4" (3.12m x 3.15m)

Situated to the rear with further under stairs storage area. Currently utilised as an excellent workshop/storage area and offers potential for numerous uses including a home office.

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#### GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: E

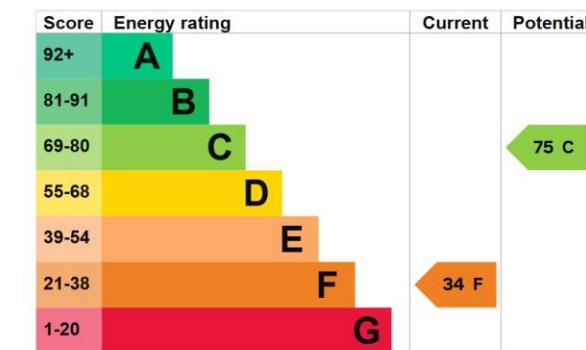
LOCAL AUTHORITY: Copeland Borough Council

SERVICES: Mains electric and water, oil central heating system and domestic treatment plant

#### DIRECTIONS:

Proceeding out of Ulverston towards Broughton Beck on the B528, continue past Broughton Beck and at the junction bear left onto the A5092 at Gawthwaite. Continue over the fell and drop down through Grizebeck continuing on the A595, bypassing Broughton-in-Furness and the High Cross Public House. Continue down to the Duddon Bridge. After a few miles over the bridge you will see St. Anne's church on the left-hand side. Turn immediately in after the church onto Chapel Brow where Thwaites Primary School is situated on the right. Continuing down Chapel Brow you'll see a red post box on the left, with the entrance for the property approximately three houses beyond the post box.

It can be also be found by using the following "What Three Words": What3words: <https://w3w.co/poems.degrading.vouch>



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.