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INDEPENDENT SALES & LETTING AGENTS



# Tarn House

## Ulverston, LA12 0ST

**Offers In The Region Of £550,000**

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# Tarn House

## Ulverston, LA12 0ST

## Offers In The Region Of £550,000







*Discover a truly exceptional detached home in the charming village of Great Urswick, enjoying a peaceful setting with rare Tarn frontage and enviable views of the tarn from rear facing rooms. Beautifully styled to showcase its character, the property retains original features, offering generous and versatile living spaces. Further highlights include a private sauna and an attached barn with exciting development potential. With its unique location, charm, and outstanding surroundings, this remarkable home must be viewed to be fully appreciated.*

Welcome to this truly charming home. Full of character, exposed beams, natural stonework, and thoughtful modern touches - set in a stunning position with gardens leading all the way down to the tranquil, Urswick Tarn.

As you enter through the front door, you step into a welcoming hallway that immediately sets the tone. To your right is a beautifully proportioned lounge, where exposed beams add warmth and authenticity. Large windows capture plenty of natural light and offer glimpses of the surrounding countryside.

Continuing toward the centre of the home, you'll find the family bathroom, classic in style and updated with modern fixtures. A freestanding bath and clean fittings strike the perfect balance between heritage and contemporary. Just beyond, you step into the impressive barn. This expansive space features soaring ceilings and exposed timber, making it a room suitable for so many uses.

Also on this level is a well-sized bedroom with its own ensuite. Two additional bedrooms sit at the far end of the level, perfect for a family setup or flexible use.

From the hallway, a staircase leads to the upper floor, where you'll discover a private and airy bedroom, tucked away like a peaceful retreat. With ample floor space and charming rooflines, it's an ideal hideaway or even a home studio.

Descending to the lower level, you enter another generous lounge area, perfect as a cosy family cinema room, games room, or secondary relaxation space. From here, the living spaces flow into a large dining area, open to the kitchen, creating a sociable and practical layout. The kitchen is well-proportioned, with room for modern appliances and plenty of worktop space for keen cooks. From the dining area, French doors open outward, inviting the outdoors in and offering a seamless access to the gardens.

Behind the kitchen is a small inner hall that leads to a pleasant surprise: a dedicated sauna, providing a spa-like touch to the home, beside it sits a convenient WC. A further flexible room on this level offers storage, or a utility space.

Stepping outside, the charm continues. The home is surrounded by patio areas perfect for outdoor dining, barbecues, or simply enjoying the peaceful setting. Beyond the patios lie beautiful grassy lawns that gently run down toward the edge of the Tarn - a rare and serene feature. Whether you enjoy morning coffee by the water, summer picnics, or simply watching the wildlife on the Tarn, the outdoor space provides a tranquil, picturesque escape right from your back door.

Externally, there is a outdoor storage space which could be developed to be a garage.

**Detached Garage**
11'5" x 10'10" (3.497 x 3.323)

**Kitchen-Diner**
24'6" x 16'1" (7.469 x 4.907)

**Ground Floor Reception Room**
19'6" x 15'1" (5.949 x 4.621)

**Groundfloor WC/Sauna Access**
8'10" x 5'6" (2.693 x 1.683)

**Utility Room**
10'7" x 5'6" (3.230 x 1.701)

**Bedroom One (First Floor)**
16'2" x 10'9" (4.947 x 3.281)

**En Suite (Bedroom One)**
6'4" x 3'5" (1.950 x 1.051)

**Family Bathroom (First Floor)**
9'1" x 8'4" (2.770 x 2.563)

**Landing (First Floor)**
10'7" x 6'8" (3.241 x 2.052)

**Living Room (First Floor)**
17'1" x 16'1" (5.221 x 4.904)

**Street Level Entrance (First Floor)**
10'3" x 7'2" (3.126 x 2.200)

**Bedroom Three (First Floor)**
10'7" x 10'1" (3.241 x 3.097)

**Bedroom Two (First Floor)**
14'7" x 10'7" (4.451 x 3.243)

**Attic Room (Second Floor)**
13'10" x 12'7" (4.233 x 3.850)

**Street Level Barn (First Floor)**
28'4" x 28'1" (8.641 x 8.560)

**Barn (Ground Floor)**
19'10" x 18'8" (6.051 x 5.700)

**Barn Side Room One (Ground Floor)**
16'5" x 7'7" (5.027 x 2.332)

**Barn Side Room Two (Ground Floor)**
14'6" x 7'11" (4.429 x 2.422)

**Barn Side Room (First Floor)**
27'3" x 7'9" (8.330 x 2.367)

**Rear Barn Side Room (Ground Floor)**
11'2" x 7'9" (3.429 x 2.380)



- Detached home in Great Urswick
- Spacious living areas with additional Barn
- Extensive Gardens with Rare Tarn Frontage
- Character Features blended with modern comfort
- Property has a Private Sauna
- Council Tax Band - G









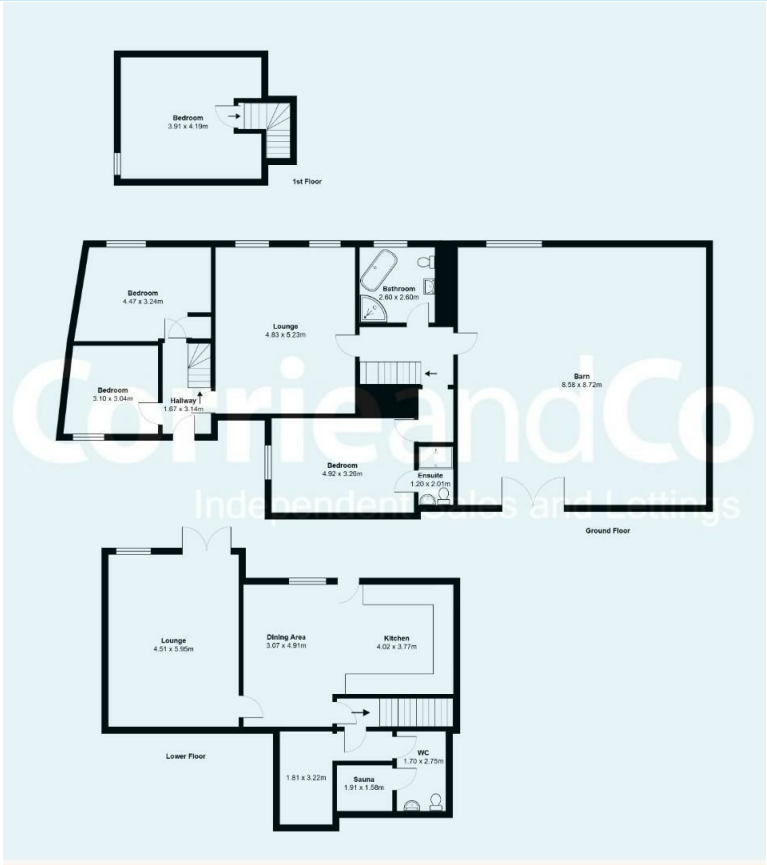
## Road Map




## Terrain Map




## Floor Plan




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