



20 Prince's Street
Ulverston | Cumbria | LA12 7NB

FINE & COUNTRY

20 PRINCE'S STREET





An impressive Grade II late Georgian townhouse of the Regency period possessing many refined period details providing an elegant and gentrified aesthetic with extensive accommodation over four floors.

An extraordinary and authentic property, rich in history, character and personality with a restful quality. Rooms are spacious, light and airy. The layout has evolved over time as extensions have been built, incorporated and adaptations undertaken. Whilst upgrading has been recently started, there is further scope to untap greater potential and restore this impressive home to its full former glory.

The ground floor accommodation briefly comprises a wide entrance hall, drawing room, dining room, breakfast kitchen with pantries, home office, snug through to rear porch, shower room and laundry room. Cellars extend under the front part of the house and include a vaulted wine cellar. On the first floor are five double bedrooms, a dressing room/study, two bathrooms and a wet room. Rising to the second floor is a series of rooms and a bathroom.

Set back and slightly elevated from the road, to the front is a charming foregarden, to the rear a large walled garden offering potential for development (subject to consent), a former stable block now providing garaging and first floor work/storage space and an enclosed courtyard for private parking.

For discerning buyers seeking a renovation project, this is an extraordinary opportunity to act as custodians of this rare piece of architectural history, to gently ease it forward and create a comfortable family home for coming generations. The continued restoration promises to be rewarding and interesting; the process as satisfying as the result.









Location

Just outside of the Lake District National Park, Ulverston is a desirable location if you like a town with personality, with a strong identity and a great sense of community. Centrally located Queen Street and Prince's Street are prime residential addresses and whilst the century may have changed and the town developed enormously, the fine period townhouses on Prince's Street are exceptionally special and much admired.

Ulverston lies just a few miles south of the Lake District National Park and north-west of Morecambe Bay, within the Furness Peninsula. Approaching Ulverston from the north and travelling in on the A590 is a local landmark, the impressive Grade II* Listed Sir John Barrow Monument, known locally as the Hoad Monument as it stands proudly on top of Hoad Hill; Sir John Barrow (1764-1848), was born in Ulverston and was a founding member of the Royal Geographical Society.

In terms of general amenities Ulverston offers a broad selection of independent retailers and supermarkets with regional high-end chain Booths as well as M&S Food and Aldi to choose between. From a cultural point of view the town hosts a full calendar of events throughout the year with festivals (Another Fine Fest (music and arts), Walk Fest, Lantern Festival, Retro Rendezvous, two dedicated music festivals, the Dickensian Festival amongst others) and seasonal celebrations (the summer fair, Ulverston and North Lonsdale country show and the St George's Day Pageant to name but a few). Ulverston is a town bursting with life and activity.

Immediately surrounding Ulverston is the gently rolling farmland of the Furness Peninsula with the coastal villages of Bardsea, Baycliff, Aldingham and Newbiggin to discover, all enjoying stunning views over impressive Morecambe Bay. Further afield, for those that love exploring the great outdoors and all that Cumbria has to offer this is an excellent base; whether it's rambling or hiking, running, cycling or mountain biking, climbing, paddleboarding, sailing or off-roading, you really couldn't find a better place.



Historical note

Architectural purists will delight in the high level of retained detailing. The proportions of the principal rooms on the front elevation are generous with high ceilings and graciously tall windows. Refined plaster decoration includes cornicing, moulded arches and picture rails. The cantilever staircase is worthy of note, elegant and refined with simple stick balustrades. Internal joinery is of the day, surrounding panel doors are subtly detailed wide architraves sat on plinth blocks where they meet deep skirting boards. Sash windows are frequently fitted with working shutters, many of which have been stripped to reveal the pine's grain and warm tone. Many floors have exposed boards, the cellars have stone flags (and feature a vaulted wine cellar with stone benches) and in places there are Victorian floor tiles. Other Victorian additions include coloured and etched glass including panels on the impressive wide front door and a painted ceiling skylight.

There is an array of fireplaces most of which are thought to be part of the original property with a few later additions. Those in the office, dressing room, drawing room and dining rooms are marble, the latter having a hearth of Pugin designed Minton tiles. One bedroom has a rare fossilised Bardsea limestone fire surround. The drawing room has been fitted with a contemporary wood burning stove for comfort and convenience. On the second floor is a 1920s Esse stove surrounded by handmade tiles; a couple of similar stoves were long since removed and have been stored (and will be left) in the garage.

It is believed that No.20 has always been a private residential property, never succumbing to commercial use as many other fine houses of the day did. The adjoining property, No.22, was originally the coach house, connecting doors on the ground floor and in the cellar, long since blocked up.

A prominent town house, former owners have included The Furness Railway Company, a parliamentary agent, a local surveyor in the 1940s (a pair of his safes inscribed 'F L Fisher' remain in the house and will be left as they form part of the history of the property) and various other notable private individuals. Look out for initials etched into window glazing and dated 1905 and 1910.

Indicative of the stature of the house where there would have been a retinue of staff, two sets of 'back stairs' provide access to the servants' quarters, the sitting room of the housekeeper or head butler (now the home office) has a surviving baize door, there is a silver cupboard and walk-through butler's pantry from the kitchen to the dining room. Some of the principal rooms still have their bells, but they are now purely decorative.

The garden is also not without its history, conveyance documents from 1874 refer to the garden having a greenhouse and vinery with hot water fittings, a boiler and furnace with vine and fruit trees, cucumber and melon frames.







Architectural information

Historic England have classified the property as Grade II Listed in merit of its fine architectural qualities. The online schedule provides the following detail:

Formerly known as: House on north corner of Lightburn. 2 houses. Early to mid C19, probably by Websters of Kendal. Main house of limestone ashlar with slate roof. A symmetrical composition of 2 storeys and 3 bays with a plinth, a 1st-floor sill band, and a gutter cornice with deep hollow moulding. The windows are glazing bar sashes with margin panes and have recessed surrounds. The doorcase is of limestone and has engaged Tuscan columns and a strongly projecting cornice. There are 3 external steps and the door is of 6 panels, the upper 4 glazed and the lower 2 with reeded borders. Gable chimneys. At the left is a lower wing, now separately occupied. It is roughcast and has limestone dressings. At the left there is a blocked carriage entrance with ashlar surround and an elliptical arch. To its right is a timber canted bay window with sashes, possibly a later C19 alteration. On the 1st floor are 2 glazing bar sash windows with plain reveals and a sill band. Chimney at left. The left-hand gable wall, facing Lightburn Road, is slate-hung. INTERIOR: the door panels have borders formed by applied mouldings and the architraves are reeded with corner bosses. An archway with paneled pilaster reveals separates the entrance hall from the rear stair hall, which contains a dogleg geometrical stair with open string, mahogany stick balusters, and a wreathed handrail. Both ground-floor front rooms contain marble fireplace surrounds. On the 1st floor are further surrounds, including one of polished fossil limestone and one with a cast-iron hob grate.

In his book "The Websters of Kendal. A North-Western Architectural Dynasty", Angus Taylor states that he believes the house to have been designed by Websters. George Webster (1797-1864) was an English architect who practiced in Kendal and designed mainly in Cumbria, Lancashire and Yorkshire. Most of his work was notable country houses, but he also designed churches (at least thirteen new ones), public and commercial buildings including town halls.

In The Pevsner Architectural Guide to The Buildings of England by the art historian Sir Nikolaus Pevsner Prince's Street is worthy of mention "other pleasant houses ... in the adjoining streets, especially Queen Street and Prince's Street".

“ We were drawn to the extensive space and level of craftsmanship not found in a modern house or indeed one from most of the last century. We saw it as our opportunity to safeguard it for the next generation.











STEP OUTSIDE

The back garden is a hidden gem. At first, stepping outside the full extent of the outdoor space is not apparent as a line of trees and shrubs dissects it with a short flight of stone steps leading down to the lower section.

Being largely walled it is something of a sheltered sun trap and is private with a feeling of seclusion rarely to be found in a garden so centrally situated.

Next to the house is a paved seating area which adjoins a level lawn with deep, well stocked beds including a camelia, mature acer and a rare pocket handkerchief tree.

The lower section was formerly the kitchen garden and may offer development potential as an infill site with separate access off Lightburn Road, subject to the necessary planning consents. If not as a separate plot, there's also scope for a garden room, studio or office for use ancillary to the main residence, again, subject to consent.

Former stables have been converted; the single garage (with power, light and water) has ladder access to the first floor studio room, previous owners were artists who would have reveled in the amazing light quality as there is transparent sheeting to the north and west elevations.

The courtyard parking is gated from the road and has pedestrian access through into the garden and round to the back door.



20 Prince's Street

Approximate Gross Internal Area : 514.82 sq m / 5541.47 sq ft

Outbuilding : 47.09 sq m / 506.87 sq ft

Cellar : 60.19 sq m / 647.87 sq ft

Total : 622.10 sq m / 6696.22 sq ft



Restricted Head Height



Ground Floor



First Floor



Second Floor



Ground Floor

First Floor

Outbuilding



Cellar

For illustrative purposes only. Not to scale.
Whilst every attempt was made to ensure the accuracy of the floor plan,
all measurements are approximate and no
responsibility is taken for any error.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

FURTHER INFORMATION

On the road

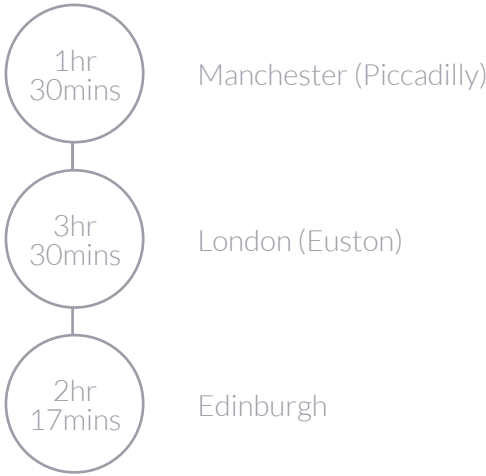
Newby Bridge	8.7 miles
Barrow in Furness	9.7 miles
Cartmel	13.2 miles
Coniston	14.4 miles
Bowness on Windermere	16.1 miles

Transport links

M6 J36	23.8 miles
Oxenholme station	24.1 miles
Manchester airport	98.7 miles

The above journey distances are for approximate guidance only and have been sourced from the fastest route on the AA website from the property postcode.

Rail Journeys



Based on approximate direct train journey times from Lancaster station. Train service durations vary, please check nationalrail.co.uk for further details.

Schools

Primary

Church Walk CoE Primary School, St Mary's Catholic Primary School, Sir John Barrow School and Croftlands Primary School
Windermere School - Independent day and boarding school, Windermere

Secondary

Ulverston Victoria High School, Ulverston
Windermere School - Independent day and boarding school, Windermere

Further Education

Barrow in Furness Sixth Form College, Barrow
Kendal College

Directions

Use Sat Nav LA12 7NB with reference to the directions below:

From the north, approach the town centre on the A590, at Booths roundabout take the second exit signposted A590. At Tank Square roundabout, again take the second exit, following the A590. Turn left onto Prince's Street. No.22 is on the right hand side, just before the right turn onto Lightburn Road.

Access to the parking is on Lightburn Road, a set of wooden gates to be found on the right. [What3words florists.fakes.twitching](http://What3words.florists.fakes.twitching)

For the purposes of viewing, please find on road parking and walk to the front door.

Internet Speed

Broadband

Ultrafast speeds potentially available from Openreach of 1800 Mbps download and for uploading 220 Mbps.

Mobile

Indoor: O2 and Vodafone are reported as providing 'likely' services for both Voice and Data. Three is reported as providing 'likely' Voice services and 'limited' Data services. EE is reported as providing 'limited' services for both Voice and Data.

Outdoor: EE, Three, O2 and Vodafone are all reported as providing 'likely' services for both Voice and Data.
Broadband and mobile information provided by Ofcom.

Places to visit

The Coro - an historic arts, culture and entertainment venue presenting live theatre and music, comedy, talks and dance.
The Roxy Cinema – an Art Deco cinema showing current releases, classics and arthouse movies on film club nights.
Muncaster Castle, Gleaston Castle, Safari Zoo Cumbria, Manjushri Kadampa Meditation Centre at Conishead Priory (a Buddhist Temple and historic mansion set in 70 acres of woodlands and garden) and Chapel Island, the Laurel and Hardy Museum (Ulverston is the birthplace of Stan Laurel), the Lakeland Motor Museum at Backbarrow and the Lakeside and Haverthwaite steam railway.

Sport and recreation

Ulverston has a leisure centre and is home to many clubs and societies covering a wide range of interests including football, tennis, running, martial arts, angling, amateur dramatics and operatics.
Sailing and boating on Coniston and Lake Windermere.
Golf clubs at Ulverston, Barrow in Furness, Grange over Sands and Windermere.
The Cumbrian Cycle Way, a long-distance route of 302 miles around Cumbria passes through Ulverston.

Places to eat

The Lake District is a paradise for food lovers with everything from cafes and great country pubs to Michelin star restaurants:

Informal dining, cafes and pubs

L'al Churrasco, Ulverston
The Mill, The Rose and Crown and The Farmers, all pubs in Ulverston
Bake House Born and Bread, Greenodd

Fine dining and special occasions

Base Restaurant, Ford Park, Ulverston
Heft, High Newton
L'Enclume and Rogan and Co, both in Cartmel
Gilpin Hotel and Lake House, Linthwaite House, The Samling, all in Windermere

Great walks nearby

From the front door, a good circular route is over the top of Hoad Hill and back through Ford Park (stopping off for refreshments at the café, Base) before returning home. The Ulverston Canal is also a pleasant route, the canal has the claim to fame of being the straightest canal in Britain. Ulverston is also the start of The Cumbrian Way, the long distance route to Carlisle.

Ulverston's position on the edge of the Lake District presents countless excellent walks whether you're looking for a gently level ramble or an exhilarating high level hike.

Services

Mains electricity, gas, water and drainage. Gas fired central heating from Vaillant and Baxi boilers in the laundry room.

Guide price £ 6 7 5 , 0 0 0

Westmorland and Furness Council
Council Tax band G

Tenure

Freehold with an element of flying freehold above the garage owned by No.22.

Included in the sale

Fitted carpets, curtains, curtain poles, blinds, light fittings and appliances as follows: Beko electric oven, gas hob, Indesit dishwasher, Candy fridge freezer, Hotpoint washing machine and Hoover tumble dryer.

Available by way of further negotiation are some items of furniture, please ask the Agents about any items of interest.

Please note

Half of the ground floor of the outbuilding is a garage owned by No.22 who are also able to park one car in the enclosed courtyard.



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

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We value the little things that make a home

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