



Lindal In Furness

£595,000

Yorkshire House, 36 The Green, Lindal In Furness, Ulverston, LA12 0LX

Situated in the highly sought-after village of Lindal, this substantial four-bedroom detached residence occupies a generous plot and offers a rare combination of flexible family living, home-business potential and exciting future development opportunities.

The current owners have meticulously maintained and significantly improved the property throughout their ownership, with the rear section of the house having been extensively renovated and rebuilt, reflecting a substantial investment of time, care and attention to detail.

Quick Overview

- Fabulous Four Bed Detached Property
- Highly Sought After Village Location
- Immaculately Presented Throughout
- Home Business Potential
- Impressive Size Kitchen Diner
- Two Reception Rooms
- Ensuite to Master with Dressing Area
- Double Garage And Barn Building
- Private Landscaped Gardens
- Ultrafast Broadband Available



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Ultrafast
Broadband



Extensive off road
parking

Property Reference: ULV1059



Drone View of Plot



The Snug (reception one)



Lounge (reception two)



Kitchen Diner

A particularly distinctive feature of the property is the hair salon positioned at the front of the house. It should be noted that the business itself is not for sale, the sale relates solely to the property and its associated buildings. The salon premises provide a highly versatile space which could be utilised as a home office, consulting room, studio, additional living accommodation or for the operation of a new business, subject to any necessary consents. The space benefits from its own reception area, WC facilities, wheelchair-accessible entrance, oak-effect uPVC windows gas meter and consumer unit, which services the whole house hard-wired smoke detection system and a large commercial-grade Baxi boiler serving both the salon and the main house. A fire door provides direct access to the main accommodation.

Flowing seamlessly from the salon is a cosy snug, creating a second reception room and offering a warm and inviting atmosphere. This attractive space features a multi-fuel wood-burning stove, traditional-style column radiator, Sky connection and useful under-stairs storage cupboard with light.

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The lounge is a particularly appealing living space, traditional column radiators and a charming feature window with window seat overlooking the beautifully landscaped rear garden, allowing natural light to flood the room.

At the heart of the home is an exceptionally spacious and beautifully appointed kitchen, thoughtfully designed to combine practicality with timeless elegance. An extensive range of solid oak Shaker-style wall and base units are complemented by premium granite work surfaces and a classic Belfast sink. A magnificent inglenook chimney forms a striking focal point and houses an impressive Rangemaster cooker with five-burner gas hob, wok burner, griddle and double electric oven plus a separate grill. The inglenook is further enhanced by a granite splashback and attractive slate beam with integrated lighting and expel air. Integrated appliances include a dishwasher and fridge freezer, while quality Howdens waterproof click flooring and recessed ceiling spotlights complete the sophisticated finish. The kitchen is exceptionally well served with power points and provides an ideal space for both everyday family life and entertaining on a grand scale.

A useful utility area adjoins the kitchen and offers plumbing for a washing machine and tumble dryer together with useful coat storage and storage cupboard for laundry products. French doors open directly onto the garden, creating a seamless connection between indoor and outdoor living spaces, while a further door provides convenient access to the driveway.

The first floor provides four well-proportioned double bedrooms. The impressive master bedroom is beautifully presented and enjoys dual-aspect windows, one of which offers delightful views across the village green. A striking triangular feature window adds further character and natural light. The bedroom benefits from a spacious dressing area complete with double wardrobes and dedicated shoe storage. The en-suite shower room is finished to a high standard with slate-tiled walls, wood-effect flooring, quality fittings and a Hudson Reed shower incorporating both rainfall and separate shower attachments. An attractive etched-glass pane window provides privacy while still allowing views across the village green.

The remaining three bedrooms are all generously sized double rooms and are presented in immaculate decorative order. Bedroom two enjoys a front-facing aspect and has been finished to an exceptional standard. Bedroom three is also situated to the front elevation, while bedroom four overlooks the rear garden and benefits from extensive fitted wardrobes and drawer units.

The family bathroom is equally impressive and features a Heritage-style suite incorporating a freestanding double-ended bath, separate gas-powered shower, bidet, feature tongue-and-groove panelling, ladder-style radiator and quality flooring. An etched-glass pane window mirrors the design of the en-suite, providing privacy while still enjoying views towards the rear of the



Kitchen Diner



Master Bedroom



Landing Area



Ensuite to Master Bedroom



Bedroom Two



Bedroom Three

property.

Further enhancing the property's appeal is the substantial detached garage and barn building, accessed via its own separate entrance. Arranged over two floors and presently used as a double garage with workshop and storage to the upper floor, this versatile structure offers outstanding potential for conversion, subject to the necessary consents, into a self-contained annexe, holiday let, granny flat, home office or even a separate dwelling. The building benefits from its own consumer unit, WC, Belfast sink with water heater, electric garage doors with a generous seven-foot opening suitable for larger vehicles, separate side entrance, multiple power points, oak-effect uPVC tilt-and-turn windows, Conservation Velux-style roof window and a multi-fuel wood-burning stove to the upper floor.

Externally, the property enjoys beautifully landscaped gardens with a beautiful slate waterfall feature to the side of the property and a substantial driveway capable of accommodating numerous vehicles. The driveway was installed approximately three years ago and incorporates sensor-operated lighting together with infrastructure for an electric vehicle charging point. Separate access to the garage and barn further enhances the flexibility and practicality of the property.

Offering exceptional versatility, substantial accommodation and significant future potential, this unique home will appeal to families, home-business owners, investors and those seeking multi-generational living within one of the area's most desirable village locations.

Location Well-regarded rural community on the Furness Peninsula in Cumbria. Occupying a position overlooking the village green, the property enjoys a peaceful setting while remaining conveniently located for access to nearby towns and transport links.

Lindal offers a traditional village atmosphere with a strong sense of community and benefits from local amenities including a primary school, village hall, public house, and recreational facilities. The nearby market town of Ulverston provides a wider range of shopping, leisure, healthcare and educational services, together with a vibrant programme of cultural events throughout the year.

The area is ideally placed for commuters and those seeking access to the wider region. Dalton-in-Furness railway station is approximately 2 miles away, providing connections along the Cumbrian Coast Line, while the A590 offers direct road links to Ulverston, Barrow-in-Furness and the M6 motorway network.

Surrounded by attractive countryside and within easy reach of the Lake District National Park, the location provides excellent opportunities for walking, cycling and outdoor recreation. The village's elevated position also affords a pleasant semi-rural environment while remaining close to employment centres in Barrow-in-Furness and South Lakeland.

Accommodation (with approximate measurements)

Ground Floor

Salon Area 24' 4" x 12' 3" (7.42m x 3.73m)

The Snug (reception one) 13' 2" x 12' 11" (4.01m x 3.94m)

Lounge (reception two) 11' 9" x 12' 11" (3.58m x 3.94m)

Kitchen Diner 12' 7" x 17' 10" (3.84m x 5.44m)

Utility Room

Upper Floor

Landing Area 13' 2" x 2' 8" (4.01m x 0.81m)

Bathroom 5' 10" x 12' (1.78m x 3.66m)

Master Bedroom 12' 8" x 11' 8" (3.86m x 3.56m)

Ensuite 7' 2" x 6' (2.18m x 1.83m)

Bedroom Two 11' 11" x 12' 1" (3.63m x 3.68m)

Bedroom Three 11' 11" x 12' (3.63m x 3.66m)

Bedroom Four 9' 10" x 12' 2" (3m x 3.71m)



Main Bathroom



Salon Area



Double Garage and Barn



Internal of Garage and Barn



Garden Area

Double Garage/ Barn (ground floor) 19' 7" x 17' 8" (5.97m x 5.38m)
Double Garage/ Barn (upper floor) 17' 10" x 20' 1" (5.44m x 6.12m)

Tenure Freehold (Vacant possession upon completion).

Services Mains gas, water and electricity.

Council Tax Band B

Energy Performance Certificate (EPC) The full Energy Performance Certificate is available on our website and also at any of our offices.

Viewings Strictly by appointment with Hackney & Leigh.

What3words Directions ///rav.riding.alongside

Material Information Front elevation of property is the owners responsibility - all other boundaries - shared ownership
The present owners presently receive small business relief
Shared mains water supply with No 9 Ulverston Road

Anti-Money Laundering Regulations (AML) Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60.00 (inc. VAT) per individual or £50.00 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (incl. vat).

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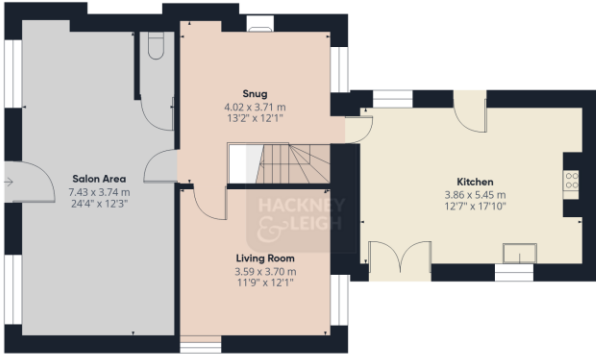


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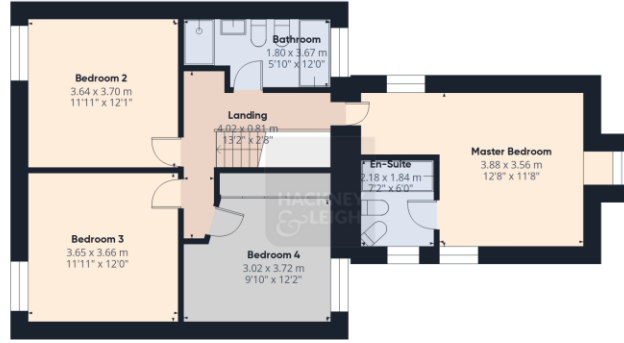


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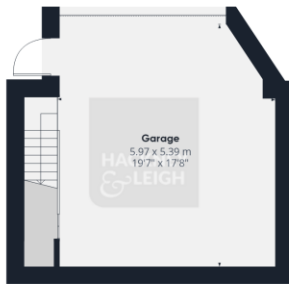
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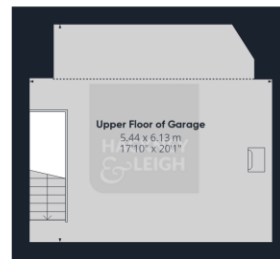
Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 1 Building 2

Approximate total area⁽¹⁾
 215.1 m²
 2314 ft²

Reduced headroom
 6.2 m²
 67 ft²

(1) Excluding balconies and terraces

Reduced headroom
 Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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