

Spark Bridge

£675,000

Pocket Nook, Spark Bridge, Ulverston, LA12 8BS

A truly charming rural barn conversion set in the heart of Spark Bridge, boasting fabulous views across the rolling countryside. Beautifully updated both inside and out, the property features a magical garden, an enchanting outdoor haven that reflects years of care and dedication by the current owners. Thoughtfully designed and meticulously maintained, this exceptional home offers a rare sense of tranquillity, privacy, and escape from the everyday.

A truly rare opportunity to secure a stunning family home in the heart of the Lake District, perfectly placed in one of the UK's most desirable locations.

Quick Overview

- Fabulous Lakeland Rural Location
- Four Double Bedrooms
- Study/Optional Bedroom
- Lounge and Additional Reception Room
- Open-Plan Kitchen/Dining Area
- Ground Floor WC And Two Bathrooms
- Landscaped Gardens With Patio Areas
- Stream And Waterfall Feature
- Integral Garage And Workshop
- Two Off Road Private Parking Areas



4



2



3



Superfast
Broadband



Ample Off
Road Parking

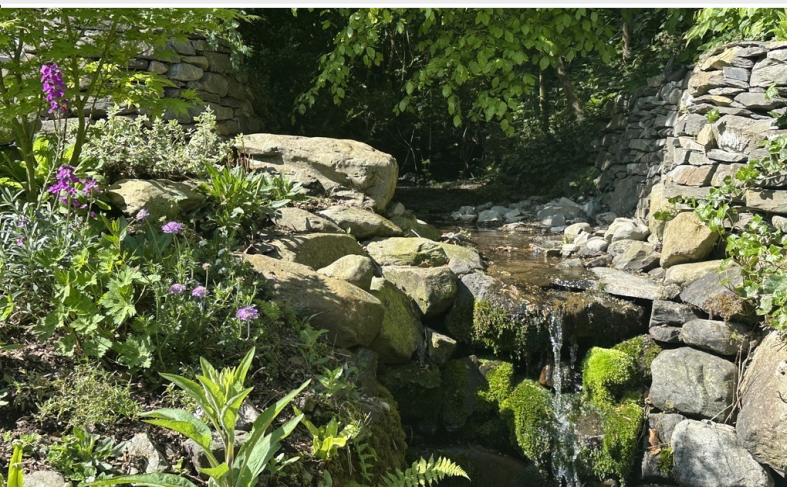
Property Reference: ULV1048



Main Lounge



Lounge with views of waterfall



Stream and Waterfall



Foyer from kitchen

A truly charming rural barn conversion set in the heart of Spark Bridge, boasting fabulous views across the rolling countryside. Beautifully updated both inside and out, the property features a magical garden, an enchanting outdoor haven that reflects years of care and dedication by the current owners. Thoughtfully designed and meticulously maintained, this exceptional and substantial property offers a rare sense of tranquillity, privacy, and escape from the everyday.

This impressive and highly adaptable property offers four to five bedrooms, making it ideal for growing families, multi-generational living, or those seeking flexible work-from-home arrangements.

The welcoming entrance hallway provides access to an integral garage, currently utilised as a workshop, along with a generously sized utility room fitted with base and wall units and housing the hot water tank. This space offers excellent practicality and storage.

Also located off the main hallway is a ground floor WC and a convenient boot room with additional storage cupboards. An extra room on this level provides flexibility and could be used as a home office, gym or additional bedroom.

To the upper floor the home reveals its true centrepiece: a magnificent open-plan kitchen and dining space, designed for both everyday living and elegant entertaining. This expansive area is beautifully appointed with a range of base and wall units complemented by locally sourced natural slate worktops. A traditional oil-fired Aga set within a striking inglenook fireplace provides a warm and characterful focal point, while high-specification integrated appliances, including a Neff oven and Bosch free standing dishwasher, ensure modern convenience. Oak-effect, double-glazed UPVC windows along with a glass atrium roof frame the surrounding landscape, flooding the space with natural light.

A separate seating area within the kitchen offers a wood-burning stove set on a slate plinth-perfect for relaxing, watching TV, or simply enjoying the surrounding countryside views.

Off the kitchen is bedroom four, currently used as a playroom, complete with a convenient storage cupboard. From this space, you can access the main bathroom, which is beautifully presented and features a freestanding bathtub, a double shower, a sink with vanity storage, and a WC, along with additional cupboards and shelving for extra storage.

The kitchen flows seamlessly into the main lounge via a stunning architectural glass walled atrium at the back of the foyer and stairwell with exposed stone detailing in the walls adding authentic Lakeland character. The lounge itself features a vaulted ceiling and is a stunning space with a magical outlook over the garden through elegant French doors. Beyond, a charming stream with a waterfall provides a tranquil focal point, beautifully illuminated at night to create a warm and inviting ambience.

The lounge also benefits from a large window that frames views across the fabulous garden with a small patio outside the lounge French doors, while painted wooden beams add character and visual interest to the lounge ceiling.

Leading off the main lounge is a versatile study/guest bedroom, tastefully decorated and enjoying garden views. This room features floor-to-ceiling storage units and shelving, offering both practicality and style. This section of the property also presents excellent potential for conversion into a self-contained annexe.

From the kitchen area, stairs lead up to the second floor, where the second bathroom is located. This space features a bath, a sink with storage beneath, and is beautifully decorated. A large Velux-style window frames the outdoors, filling the room with natural light.

The master bedroom, along with bedrooms two and three, are all situated on this level. The principal bedroom is a beautifully decorated, light-filled space



Open plan kitchen diner



Open plan kitchen diner



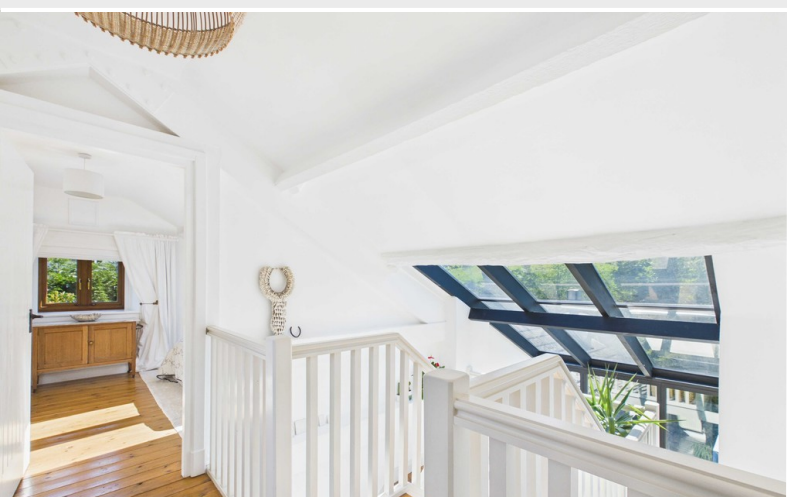
Seating area in kitchen diner



Bedroom four - presently used as a playroom



Bathroom one



Landing area

and benefits from a generous dressing room complete with fitted wardrobes and drawers. This area offers excellent potential to be transformed into an impressive-sized en-suite if desired. The room is further enhanced by painted ceiling feature beams, adding character and charm. Bedrooms two and three are both generously sized doubles which are tastefully decorated.

To the side of the property is a substantial external timber storage building, conveniently positioned adjacent to the oil tank. This area opens out into a wonderfully private, fully enclosed patio space, finished with black limestone flagstones and slate chippings. The garden is richly planted with a variety of well-established shrubs and ornamental plants, creating a mature and secluded feel.

From the patio, a charming pathway leads to a stream and waterfall feature, which forms a truly enchanting focal point both day and night. A gently curved slate path runs alongside the stream, enhancing the sense of tranquillity and providing a picturesque garden route. This area is also bordered by further established planting and mature shrubbery, adding depth and privacy.

Steps lead up from the streamside area to a second patio terrace, again finished with slate chippings, offering an additional elevated seating or entertaining space within this beautifully landscaped outdoor setting.

The garden features several peaceful spots where you can relax and listen to the gentle flow of the stream. Steps lead up to the main garden area, which due to its elevated position, offers stunning views across the surrounding countryside.

The property benefits from two parking areas: one to the front and a second to the side adjacent to the rear main garden. This is a valuable advantage in a rural setting where parking can often be limited.

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Accommodation (with approximate measurements)

Ground Floor

Entrance Hallway

Ground Floor WC

Boot Room 8' 2" x 8' 5" (2.49m x 2.57m)

Bedroom Five, Gym, Home Office 7' 10" x 11' 7" (2.39m x 3.53m)

Utility Room 8' 2" x 9' (2.49m x 2.74m)

Integral Garage/ Workshop 20' 9" x 17' 9" (6.32m x 5.41m)

First Floor

Kitchen Area 20' 9" x 22' 2" (6.32m x 6.76m)

Bedroom Four 12' 7" x 11' 7" (3.84m x 3.53m)

Bathroom

Sitting Room 20' 8" x 10' 9" (6.3m x 3.28m)

Study 8' 2" x 11' 7" (2.49m x 3.53m)

Second Floor

Bedroom Three 20' 9" x 11' (6.32m x 3.35m)

Walk in Wardrobe/ Dressing Room 8' 2" x 6' 10" (2.49m x 2.08m)

Bathroom

Bedroom Three 9' 4" x 11' 2" (2.84m x 3.4m)

Bedroom Two 10' 7" x 9' 10" (3.23m x 3.0115m)

Services: Mains electricity, water and drains

Oil central heating, woodburning fire and oil fired Aga oven

Services: Freehold (Vacant possession upon completion).

Council Tax: Band F



Bathroom two



Master Bedroom



Bedroom three



Bedroom two



Drone ariel view of property and plot

Material Information: The neighbouring property, Mill Stile, has a 1-metre wide foot access over a small area of Pocket Nook's land, providing pedestrian access only from Mill Stile's small side garden gate (left side of Mill Stile), running down the grass slope to the road. This is to the right of the Pocket Nook when facing the house.

Viewings: Strictly by appointment with Hackney & Leigh.

Directions From the Greenodd Roundabout in Ulverston, head onto the A5092 towards Spark Bridge. Continue for about 2 miles. Pass first Spark Bridge sign and continue on 5092

Take second sign for Spark Bridge - turn right just before the Farmers Arms pub. Pass the Farmers Arms car park on your left, and then take the first left after that, down the small lane. Pocket Nook is the first house on the left after the field.

[What3words:///ideals.glorious.goats](https://www.what3words.com/ideals.glorious.goats)

Energy Performance Certificate:

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).

Meet the Team

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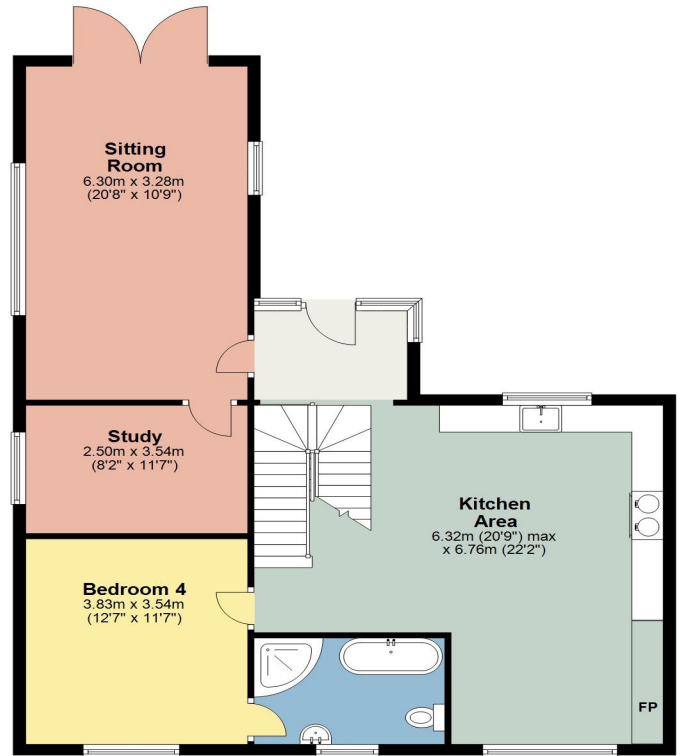
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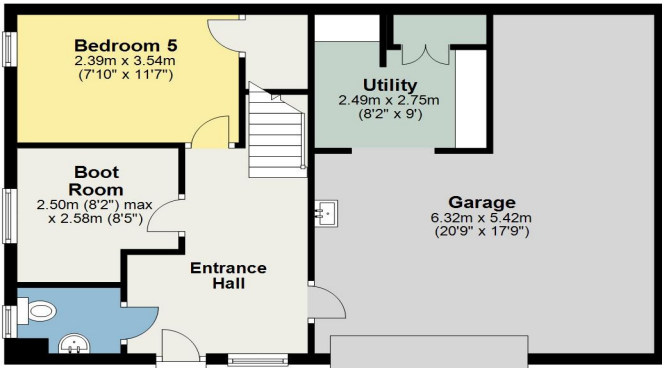
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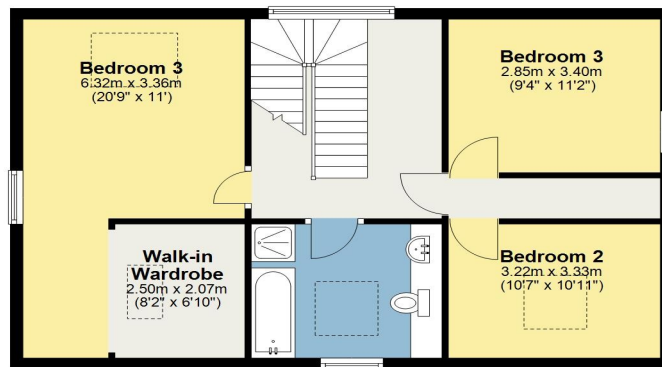
First Floor
Approx. 89.7 sq. metres (965.5 sq. feet)



Ground Floor
Approx. 64.2 sq. metres (691.0 sq. feet)



Second Floor
Approx. 65.0 sq. metres (699.6 sq. feet)



Total area: approx. 218.9 sq. metres (2356.1 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF:

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