

CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



Gleaston Hall

Nr. Ulverston, LA12 0QG

Offers In The Region Of £400,000



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Welcome to Gleaston Hall, where history and comfort come together. Set within mature gardens, this charming home overlooks Gleaston Village Green. Inside, you'll find traditional features like exposed beams and characterful finishes. Two multi-fuel stoves, including one in a stunning inglenook fireplace, add warmth and charm. For timeless elegance and peaceful surroundings, Gleaston Hall is ready to welcome you.

Settled on a quiet lane, overlooking fields and an open aspect to the front. The double fronted home is approached through a traditional stone wall and open grassed forecourt.

Entering the house, the hallway, has a slate tiled floor, beams to the ceiling and leads to the main reception, which is enclosed and snug. This light and neutral room has a feature Inglenook fireplace with log burner, alcove, carpeting and aspects over the open fields to the front.

The second reception, has oak strip flooring, beams to the ceiling and a multi fuel stove set on a slate hearth with back. The discreet stairs are here and provide access to the first floor. This versatile room could offer dining or study area.

With open access leading through to the kitchen, there is a double sided range of base and feature wall units in cream with oak block work surface, ceiling beams, traditional quarry tiles, large pantry and seven ring range cooker. Recess for fridge / freezer. Into the utility room continues the quarry tiled floor under counter space for washing machine/ dryer and fridge/ freezer. Also housing the boiler, this room is great for storage, boots, etc. Access to the rear is off the Kitchen. On the first floor is a large central landing providing access to three double bedrooms, family bathroom, shower room and stairs to the fourth double bedroom. Each room is light and with neutral décor, carpeting and a feature wall. Open aspects of the fields and countryside make a pleasant outlook to the front bedrooms. The shower room with fan is a welcome addition to this family home. The family bathroom has a double ended, roll top bath set in tiled step up. The complimentary tiling is light and provides a spacious feel with WC and Basin.

To the third floor is the fourth bedroom with roof lights, eaves storage and a modern feel with grey carpeting.

The garden offers a terraced area, lawns, raised beds for growing and houses the LPG tank. The half walled garden has mature trees and shrubbery for privacy.

Entrance Hall

extends to 11'9" (extends to 3.60)

Lounge

15'8" x 9'10" (4.80 x 3.00)

Dining Room

15'1" x 10'9" (4.60 x 3.30)

Kitchen

20'4" x 7'2" (6.20 x 2.20)

Utility Room

8'2" x 6'2" (2.50 x 1.90)

Landing

extends 15'5" (extends 4.70)

Bedroom One

15'5" x 8'10" (4.70 x 2.70)

Shower Room

6'2" (1.90)

Bedroom Two

13'5" x 10'5" (4.10 x 3.20)

Bedroom Three

13'1" x 14'5" (4.00 x 4.40)

Family Bathroom

9'2" x 7'10" (2.80 x 2.40)

Bedroom Four

20'11" x 20'4" (6.40 x 6.20)



- Beautiful and Tranquil Location
 - Traditional Features
- Mature Gardens and Terrace Area
 - Circa 340 Years Old
 - EPC - F
- Open Aspects to Front
 - Inglebrook Fireplace & Log Burner
 - Council Tax Band - E
 - 4 Double Bedrooms



Road Map



Terrain Map



Floor Plan



Corrie and Co aim to sell your property, at the best possible price, in the shortest possible time. We have developed a clear marketing strategy, over many years, to ensure your property is exposed to all social media platforms, Rightmove, Zoopla and our own Corrie and Co website.

We also offer:

- Professional Photography
- Full promotion, throughout all our branches
- Experienced, qualified, friendly staff
- Full viewing service with feedback

To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services.

We are local, family run business who are wholly independent which means we can recommend services to most suit your needs. Our aim is to provide quality advice and expertise at all times, so you can make an informed decision.

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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	