



## Lindal

**£350,000**

12 London Road, Lindal, Ulverston, LA12 0LL

An immaculately presented Five-Bedroom three storey family home with extensive rear garden and open countryside views

This beautifully restored and extensively renovated five-bedroom, double-fronted, three-storey mid-terrace home occupies a generous plot with an exceptional rear garden enjoying uninterrupted views across open fields. Sympathetically improved by the current owners, the property combines character features with modern comforts, creating a spacious and versatile family home.

### Quick Overview

Immaculately Presented Five-Bedroom Property  
 Highly Sought After Area  
 Set Over Three Floors  
 Impressive Size Bespoke Kitchen  
 Ensuite To Master Bedroom  
 Utility Area And Walk In Pantry  
 Versatile Family Property  
 Extensive Mature Garden Area  
 Enclosed Rear Patio Area  
 Ultrafast Broadband Available



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Ultrafast  
Broadband

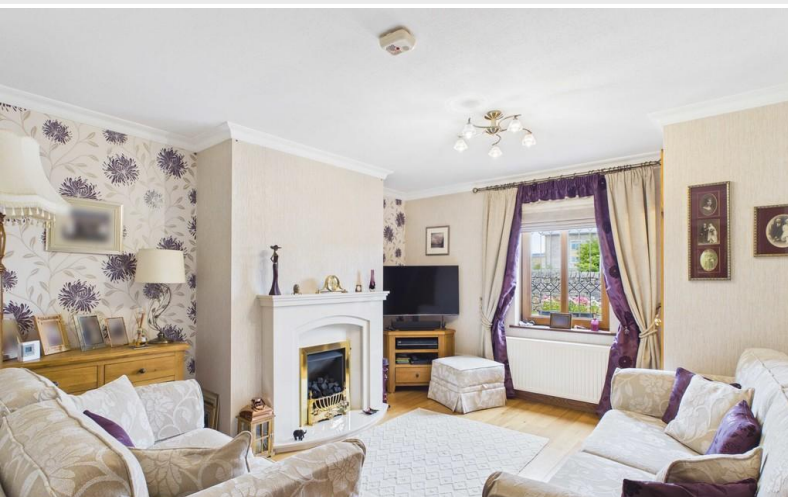


On Road and  
additional parking

Property Reference: ULV1061



Aerial photo of rear garden



Main Lounge (reception one)



Reception two



Utility

Throughout the property are oak-effect uPVC double-glazed windows and doors with decorative leaded glass detailing, complemented by bespoke internal doors that enhance the home's character and quality. The roof was replaced in 2025 and a new combi boiler installed in 2024.

A welcoming entrance hallway leads to two well-appointed reception rooms. The main lounge which enjoys a pleasant front facing aspect is beautifully presented and features engineered oak-effect flooring, a gas fire with marble hearth, ceiling spotlights, and a large bespoke storage cupboard currently housing DVD and CD storage, key-hanging facilities, and custom-made doors. Feature lighting adds further ambience to this attractive living space.

The second reception room also enjoys a pleasant front-facing aspect and offers excellent versatility. Currently used as an additional sitting room, it would equally suit use as a formal dining room, home office, family room, or playroom.

To the rear of the property is an impressive open-plan kitchen diner of exceptional proportions, creating the ideal space for family living and entertaining. The kitchen is fitted with bespoke handcrafted pine wall and base units by local specialists Pine Designs and is finished with luxurious Italian marble-effect floor tiling from Premier Tiles. A Belling dual-fuel range cooker forms the centrepiece of the room, complemented by an externally vented extractor canopy, multiple power points including USB charging sockets, a television aerial point, and space for a dishwasher and large fridge freezer.

A charming feature fireplace is also within this area with decorative inset which currently houses a flueless gas stove (not included in the sale). French doors with decorative leaded glass panels open directly onto the enclosed rear patio, seamlessly connecting the indoor and outdoor living spaces while providing delightful views across the beautifully maintained garden and surrounding countryside.

Leading directly from the kitchen is a spacious utility room fitted with an attractive range of pine-effect wall and base units. The room benefits from plumbing and electrical connections for both a washing machine and tumble dryer, together with power, lighting, and Italian marble-effect tiled flooring. A particularly useful feature is the substantial walk-in pantry, complete with floor-to-ceiling shelving, LED lighting, and multiple power sockets. The space is currently large enough to accommodate a sizeable chest freezer and offers excellent storage potential, with flexibility for alternative uses if desired. Also located off the utility room is a well-presented ground floor WC featuring a soft-close toilet seat, bespoke pine shelving by Pine Designs, and tiled flooring.

The first-floor landing provides access to a boarded loft space above the extension roof, offering useful additional storage.

The master bedroom is situated to the rear of the property and enjoys fabulous views over the garden and surrounding countryside. This beautifully decorated double bedroom benefits from bespoke fitted oak-effect wardrobes, wall lights, a television aerial point, and a fully tiled en-suite bathroom comprising a gas-powered shower with a three area extraction fan system, bidet, wash hand basin with storage beneath,

Bedroom Two is a spacious well-appointed double room positioned to the front elevation and features wall lights and a television aerial point. There are also three storage cupboards in this room, one has a full length hanging rail. Bedroom Three is another well-appointed room, also located to the front, and benefits from bespoke fitted oak-effect wardrobes and storage cupboards with lights.

The family bathroom is fitted with a three-piece suite and separate shower cubicle with a three area extraction fan system extracting from both showers and over the bath, an electric towel rail and a generous floor-to-ceiling airing cupboard incorporating a radiator with fabulous bespoke oak-effect wood doors. Both showers in the property are thermostatic bar showers fed from the gas combi boiler.



Kitchen Diner



Master Bedroom



Ensuite to Master



Bedroom Two



Main Bathroom



Bedroom Four

The second floor offers two additional double bedrooms. Bedroom Four is a generously proportioned and beautifully presented double room, featuring wall-mounted lighting, bespoke oak-effect doors, fitted oak-effect wardrobes, a separate built-in storage cupboard, and an attractive oak-effect feature ceiling beam. This floor also provides access to the main loft space, which is insulated. Bedroom Five is currently utilised as a home office but offers excellent flexibility as a further double bedroom. The room also benefits from wall lights and an attractive oak-effect feature beam.

The staircase extending from the ground floor to the third floor is complemented by stained pine bannisters and balustrades, adding warmth and character throughout the home.

A standout feature of the property is the extensive rear garden, which has been lovingly maintained by the current owners. The mature grounds include established trees, attractive shrubs, colourful borders, and a well-kept lawn, creating a peaceful and private outdoor environment. Several seating areas have been thoughtfully positioned throughout the garden to make the most of the surrounding area.

The garden enjoys a high degree of privacy, is not overlooked, and benefits from stunning open views across neighbouring fields. A garden shed equipped with power, lighting, and external illumination provides excellent practical storage. Also to the rear of the property is an enclosed patio area, offering the perfect space for outdoor dining and relaxation while overlooking the beautiful garden and countryside beyond.

To the front of the property, the entrance door benefits from a motion-sensor security light. Residents also enjoy access to a car park situated opposite the property, in addition to on-street parking.

This exceptional family home offers beautifully presented accommodation arranged over three floors, combining period charm, quality craftsmanship, and generous living space with an outstanding garden setting and far-reaching countryside views.

**Location** Well-regarded rural community on the Furness Peninsula in Cumbria. 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

Hallway 5' 4" x 2' 7" (1.63m x 0.79m)

Living Room 11' 8" x 12' 9" (3.56m x 3.89m)

Living Room (second reception) 8' 9" x 12' 10" (2.67m x 3.91m)

Kitchen 17' 3" x 13' (5.26m x 3.96m)

Utility Area



Third floor landing area



Rear patio area



Rear External and garden area



Garden area



Rear garden area

**Walk In Pantry** 3' 4" x 6' 9" (1.03m x 2.07m)

**Ground Floor WC**

**Upper Floor**

**Master Bedroom** 7' 11" x 11' 1" (2.41m x 3.38m)

**Bedroom Two** 8' 9" x 13' 2" (2.67m x 4.01m)

**Bedroom Three** 10' x 10' 3" (3.05m x 3.12m)

**Landing** 2' 7" x 8' 10" (0.79m x 2.69m)

**Floor Three**

**Bedroom Four** 12' 11" x 7' 10" (3.94m x 2.39m)

**Bedroom Five** 8' 11" x 13' (2.72m x 3.96m)

**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** [///scout.desiring.prank](http://scout.desiring.prank)

**Material Information** Restrictions and Planning Development opposite Bridgefield Meadow is an ongoing development Boundaries

Tenant at no 13 has access across pathway to rear between courtyard( patio) and garden to the end of the path

**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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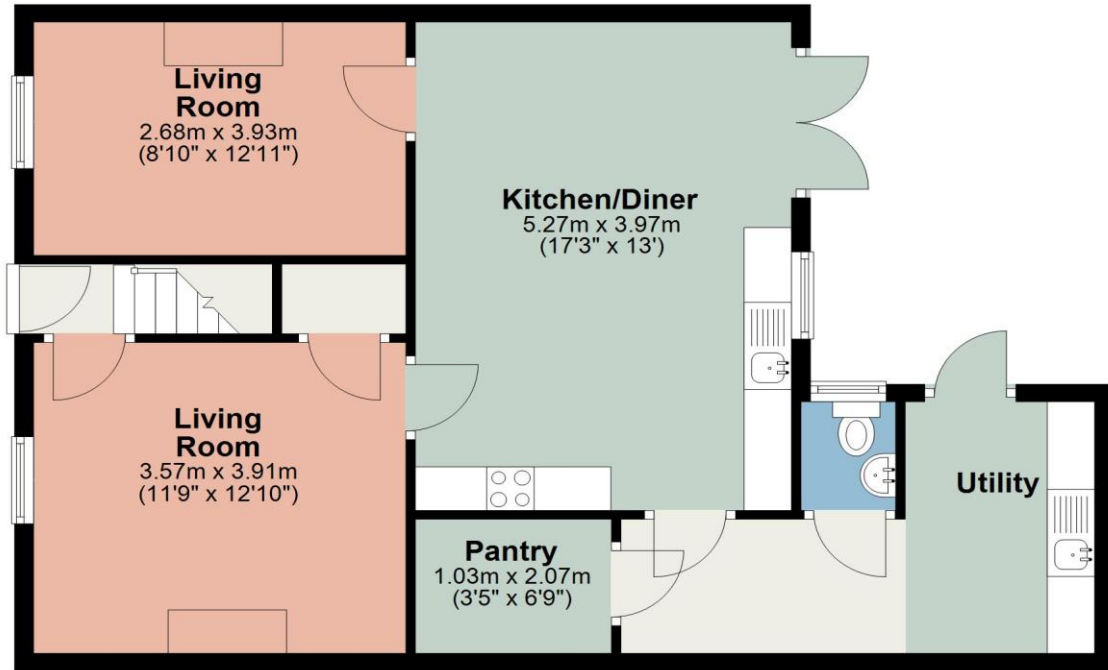


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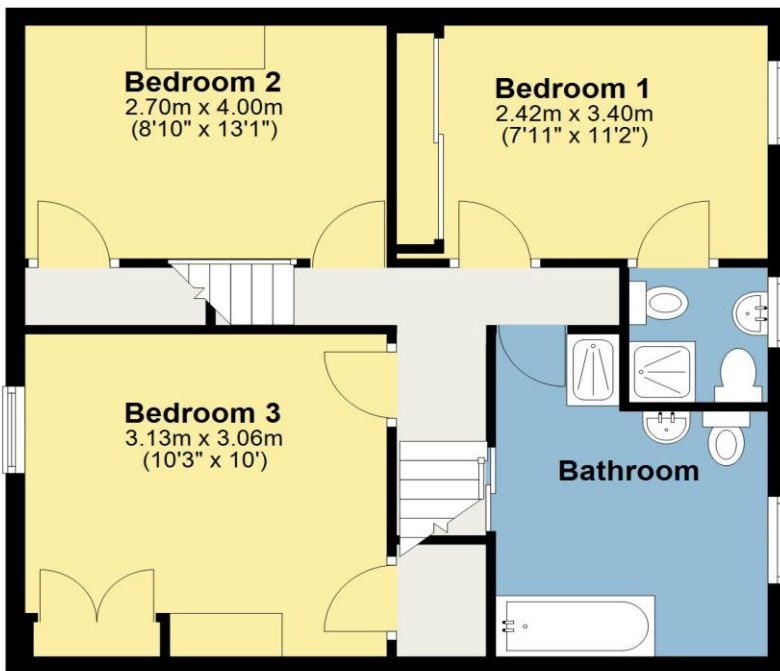
## Ground Floor

Approx. 64.8 sq. metres (697.2 sq. feet)



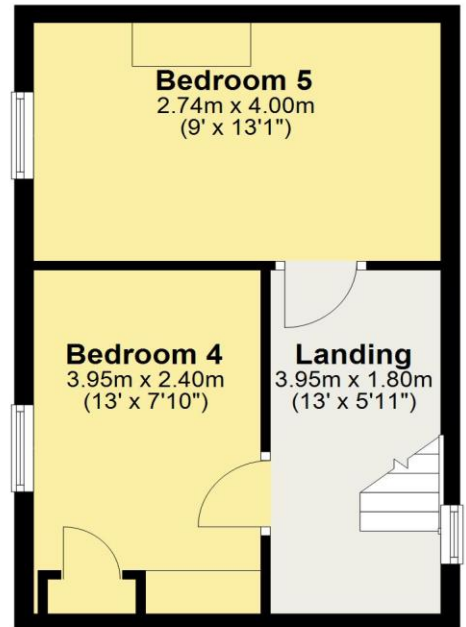
## First Floor

Approx. 50.6 sq. metres (544.6 sq. feet)



## Second Floor

Approx. 28.4 sq. metres (305.4 sq. feet)



Total area: approx. 143.7 sq. metres (1547.2 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: Plan produced using PlanUp.

## 12 London Road, Lindal

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