



Forest Field Colton

Ulverston, LA12 8HF

Offers Around £945,000



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Built in 1888 as the home of the Colton village Schoolmaster, Forest Field has watched over the peaceful Hamlet of Colton for more than a century. Today it remains a house with a rare sense of place, carefully restored and thoughtfully modernised for contemporary family life, whilst retaining the character and craftsmanship of its Victorian origins. Set within the Lake District National Park, in one of the area's quieter valleys, Forest Field offers a rare combination of peaceful rural surroundings, a welcoming local community and immediate access to the landscapes for which the Lake District is renowned. At the same time, it remains conveniently connected to Barrow in Furness, Ulverston, Kendal, Lancaster and the M6 Motorway. The house combines period charm with contemporary comfort and modern energy improvements, including solar panels and battery storage, together with gigabit fibre broadband.

A shared entrance hall provides access both to the principal house and to the self-contained first floor annex, which is positioned above the garage and approached via a distinctive spiral staircase.

The main house opens into a traditional reception hall, setting the tone for the accommodation beyond. From here, doors lead through to the principal living room, a beautifully proportioned reception space enjoying superb dual-aspect windows overlooking the gardens, together with a more intimate snug centred around a multi-fuel stove. Also accessed from the hallway are the ground floor bathroom and the kitchen and dining room which together form the heart of the house.

The kitchen is fitted with solid wood cabinetry, complemented by Silestone worktops and ample preparation space, while the adjoining dining area provides an ideal setting for both everyday family life and entertaining, with a natural connection to the gardens beyond.

A broad pitch pine staircase rises to the first floor, where the landing gives access to four well-proportioned bedrooms. The principal bedroom benefits from an en suite bathroom, while the remaining bedrooms are served by a family shower room.

The annex provides particularly versatile accommodation and comprises an open-plan living and kitchen area, double bedroom and a bathroom, making it ideally suited for guest accommodation, dependent relatives, holiday use or home working.

Dining Room

17'4" x 14'0" (5.299 x 4.288)

Kitchen

18'2" x 13'5" (5.550 x 4.105)

Ground Floor Bathroom

9'9" x 6'9" (2.995 x 2.063)

Living Room

14'0" x 13'8" (4.289 x 4.179)

Hallway

11'7" x 9'0" (3.535 x 2.748)

Snug

12'1" x 11'7" (3.689 x 3.535)

First Floor Landing

19'7" x 3'6" (5.973 x 1.076)

Bedroom One

11'6" x 10'9" (3.520 x 3.295)

En Suite (Bedroom One)

6'6" x 4'10" (1.988 x 1.475)

Bedroom Two

13'10" x 10'11" (4.217 x 3.330)

Bedroom Three

9'11" x 9'11" (3.035 x 3.033)

First Floor Shower Room

11'0" x 6'10" (3.354 x 2.084)

Bedroom Four/Study

11'11" x 10'0" (3.657 x 3.063)

Entrance Hall

13'5" x 6'8" (4.097 x 2.041)

Annex

Kitchen-Living

13'6" x 12'5" (4.120 x 3.796)

Bedroom

11'9" x 9'10" (3.602 x 3.004)

Bathroom

10'5" x 6'4" (3.187 x 1.936)

Garage

24'6" x 15'2" (7.472 x 4.647)

Cellar

13'6" x 13'6" (4.117 x 4.115)

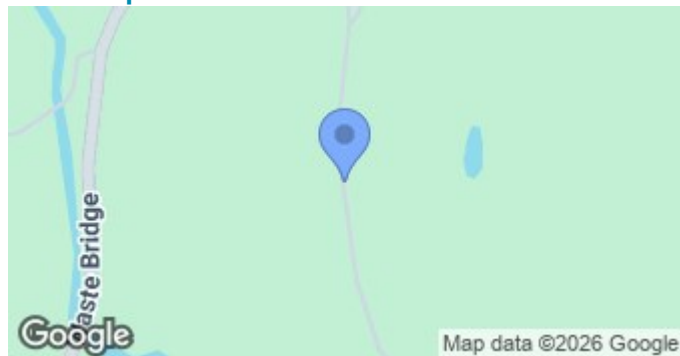


- Lake District National Park Setting
 - Modern Energy Upgrades
 - Gardens and Peaceful Rural Location
- Easy Access to Barrow-in-Furness, Lancaster, Kendal & the M6 Motorway

- Self-Contained Annexe
- Gigabit Fibre Broadband
- Walking Routes from the Doorstep
 - Council Tax Band - G



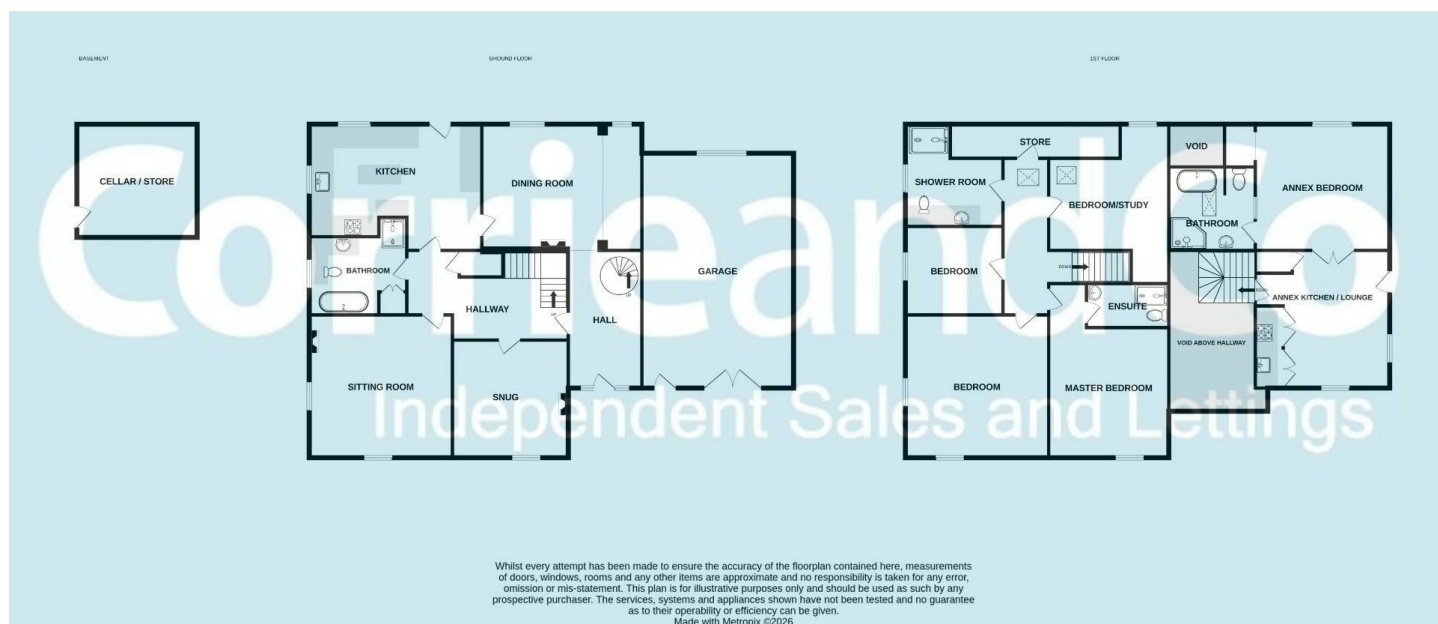
Road Map



Terrain Map



Floor Plan



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Estate agents are required by law to check a buyers /sellers identity to prevent Money Laundering and fraud. You do have to produce documents to prove your identity or address and information on your source of funds. Checking this information is a legal requirement to help safeguard your transaction, and failing to provide ID could cause delays. Corrie and Co, outsource these checks to speed up the process. The company does charge for such checks, please ask for more information and guidance on associated costs.

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

