



Force Mill Farm

Satterthwaite, Ulverston, LA12 8LQ

Guide Price: £895,000

MATTHEWS
BENJAMIN



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Force Mill Farm is a well presented, highly versatile six bedroom, traditional detached Lakeland property. Originally built circa 1691 as a farmhouse and subsequently extended over the years, retaining a wealth of original character features whilst more recent additions have created a modern and flexible home. The property has been refurbished and reconfigured by the current owners including a new roof in 2022 with extensive solar panelling. There is an additional parcel of land with river frontage only 50 yards away.

The main portion of the house offers spacious living accommodation with three/four reception rooms and a lovely farmhouse kitchen that all enjoy exposed beams and pretty cottage style double glazed windows. Offering six double bedrooms with four having ensuite.

A quirky property with multiple levels and each with unique and captivating views. The rear of the property has a former cottage which has been amalgamated into the main accommodation with a secondary staircase. This element may be suitable for multiple generations purchasing a property as this could easily be ideal annexe accommodation. The property will suit a variety of buyers, whether as a main residence for family or retirement, or a good holiday letting property, a current projection from a local letting agent has provided an annual gross figure of £90,000.

The property enjoys an attractive and easily maintained garden, mainly situated to the front with generous parking and south facing sunny aspect.

Set in an idyllic picturesque location between Coniston Water and Windermere, on the borders of Grizedale Forest not far from Hawkshead. The area is popular with visitors, offering many leisure activities including hill, country, riverside and forest walks, sculpture trails, on/off road cycle routes, boating with Go Ape on the doorstep.



Accommodation

Glazed front door leading into:

Living Room

A delightful light and airy, spacious room with an abundance of original features including original exposed beams. Substantial feature fire place with multi fuel stove set on a slate hearth and oak mantel with two window seats. Leading through to:

Hall

With partial slate floor under the carpet. Under stair cupboard, providing a highly useful cloaks area and telephone point.

Cloak Room

With WC and vanity wash hand basin with flagged floor.

Reception

Versatile room previously used as a dining room and bedroom. Ideal room for an elderly relative. With patio door enjoying garden and country views. Recess shelving. Cupboard previously housing a wash hand basin and a WC. Currently used as a store room.

Kitchen

A lovely traditional farmhouse style kitchen with a selection of wall and base units with granite worktop and upstands with a social island/breakfast bar. Oil fired AGA, four ring gas hob, separate electric oven, extractor, and a one and a half bowl stainless steel sink unit with mixer tap. Exposed beams and integrated dishwasher. Leading to:

Utility Room

A selection of wall and base units with sink unit with mixer tap, plumbing for washing machine and part wall tiled. Rear stable door.

Dining/Sun Room

Lovely dual aspect room with two Velux windows and double doors leading into:

Snug

Well proportioned room with feature exposed stone surround fireplace with slate hearth and wood burning stove. Exposed beams and TV point. Open secondary staircase.

Boiler Room

Slate tiled floor and Grant boiler.





First Floor

Split level half landing with skylight and exposed beams. Leading to:

Front Bedroom One

Spacious double room two windows allowing delightful country views. Vertical radiator.

En-Suite Shower Room

Three piece white suite comprising shower cubicle, vanity wash hand basin and WC. Extractor.

Front Bedroom Two

Large double room.

Side Bedroom Three

Double room currently used as a study/dressing room .

En-Suite

With panelled bath, WC and vanity wash basin. Part wall tiled.

Side Bedroom Four

Spacious double room with built in wardrobe, pedestal wash hand basin and excellent country views. Original inset cast iron fire place.

En-Suite Shower Room

Comprising of white shower cubicle, WC, heated towel rail and extractor.

Rear Bedroom 5

Double dual aspect L shaped room with fitted wardrobe. Currently used as a study.

Jack and Jill En-Suite

Three piece white suite comprising of corner shower cubicle, WC and wash hand basin with illuminated mirror and extractor. Heated towel rail.

Rear Hallway

Providing attic access and airing cupboard. Leading through to:

Rear Bedroom Six

Double room with adjoining dressing area with secondary staircase.

Separate WC

With white vanity wash hand basin and WC.







Outside

The property is approached by a private graveled gated drive with parking for five to six vehicles, with small lawn and paved patio area bordering open woodland with an attractive selection of shrubs and bushes. Useful wood store and stone shed. There is also an additional paddock area and useful outbuilding with electric and timber chicken coop. The land extends to approximately 0.98 acres with 100m of river frontage.

Services

Mains water and electricity. Shared private drainage (Compliant) and Oil fired central heating. Solar panels (2x8kw storage batteries).

Tenure

Freehold. Vacant possession on completion.

Council Tax Band

G

Directions

What3words///tunes.tastes.nappy

Broadband

For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: checker.ofcom.org.uk





Floor 0



Floor 1

Approximate total area¹
2983 ft²
277 m²

Reduced headroom
10 ft²
1 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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

GIRAFFE 360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	69	
(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	



Viewing is strictly by appointment with the sole agents
The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.

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