

ULVERSTON ROAD, GLEASTON, ULVERSTON, LA12 0PZ

£650,000

FEATURES

- Beautiful Forer Farm House
- Popular Village Location
- Superb Attached Barn
- Spacious & Versatile Accommodation
- Four Excellent Reception Rooms
- Kitchen Dining Room, Utility & WC
- Sun Room & Mezzanine Floor
- Five Double Bedrooms & Attic Rooms
- Attractive Courtyard Gardens & Ample Parking
- Solar PV & Battery, Oil Ch & Majority Double Glazing

3 | 4 | 5 | Off Road Parking





Built in 1789, this substantial detached family Home situated in the heart of the Low Furness village of Gleaston. Offering a stunning and spacious home with good sized, versatile accommodation that is further complemented with a substantial attached barn currently providing excellent garaging and workshop storage space. Having been lovingly owned and looked after for many years is now reluctantly offered for sale due to downsizing. Comprising of four reception rooms, five bedrooms and two developed attic rooms, whilst being set on a pleasant plot with ample parking and grassed garden areas to front and side. This opportunity offers superb further potential for ongoing modernisation including the option to alter its current layout to create annexed accommodation within the main house as well as the development of the barn subject to the required permissions being available. All complete with majority uPVC double glazing, oil fired central heating system and solar PV with battery storage. In all a superb opportunity that must be viewed to be appreciated in an excellent village location with early appointments available through the office of JH Homes.

Accessed by way of a gravel drive with a few steps to a slate path leading to PVC front door with glazed inserts into:

PORCH
The entrance porch has a tiled floor with recessed floor matt well, coat hooks and a multi paned door to the lounge diner.

DINING ROOM
14' 8" x 13' 0" (4.47m x 3.96m)
Modern double glazed, sash effect uPVC windows offering a lovely aspect to the front garden area, traditional alcove cupboard, radiator, door to inner hall and open access to lounge.

LOUNGE
15' 0" x 11' 11" (4.57m x 3.63m)
Double-glazed sash effect window to front, central red brick fireplace with grate for real fire and alcove shelving to side. Exposed beams to the window lintels and central beam.

INNER HALL
13' 4" x 10' 3" (4.07m x 3.13m)
Stairs to first floor, window to rear and access to kitchen, utility, secondary reception room and garden room.

KITCHEN/DINER
16' 3" x 14' 1" (4.96m x 4.31m)
Fitted with a comprehensive range of base, wall and drawer units with wood edged and tiled worksurface incorporating one and a half bowl stainless steel sink and drainer and central island creating valuable additional work surface with a wine rack. Integrated electric hob, microwave shelf and electric double oven.

Double doors opening to pantry storage cupboard, door and window to rear, double glazed window and door to sunroom and side lobby.

SUN ROOM
8' 5" x 18' 3" (2.57m x 5.56m) widest points
Tiled floor, set of double-glazed French doors with arched window above to courtyard and light, sliding doors to useful storage cupboard. High vaulted ceiling, and drop-down staircase ladder to a mezzanine floor.

MEZZANINE
17' 5" x 20' 4" (5.31m x 6.2m)
Two roof lights.

LOBBY
5' 7" x 11' 2" (1.7m x 3.4m)
Tiled floor, radiator and door to barn & WC.

WC
WC and traditional Belfast sink on washstand with tiled surround.

UTILITY ROOM
6' 7" x 11' 5" (2.01m x 3.48m)
Cupboard, recess for fridge and space and plumbing for washing machine. Worcester oil fired boiler for the central heating and hot water systems and double glazed wooden window to rear.

GARDEN ROOM
9' 11" x 19' 7" (3.02m x 5.97m)
Bifold doors opening to and overlooking to the side garden, woodgrain flooring and traditional fireplace with sandstone lintel, limestone pillars to side with slate hearth and housing a log burning stove. Inset lights to ceiling and cottage style plastering to walls.

RECEPTION ROOM
15' 0" x 17' 3" (4.57m x 5.26m)
Central limestone fireplace surrounded with brick inset and hearth, uPVC double glazed sash effect window to front, door to front porch with double-glazed door to garden and stairs to first floor.

FIRST FLOOR LANDING
Long Westmoreland style window, lower borrowed light window and landing with exposed beam, stairs to second floor and access to three bedrooms, bathroom and WC.

BEDROOM
12' 2" x 10' 11" (3.71m x 3.33m)
Double room with a set of wardrobes to one wall, radiator and uPVC double glazed window looking towards the front garden, parking area and beyond over the village.

BEDROOM
12' 4" x 12' 5" (3.76m x 3.81m)
UPVC double glazed window, radiator and exposed beam.

BEDROOM
13' 4" x 12' 1" (4.06m x 3.68m)
Wood framed double glazed window, built-in range of wardrobes and airing cupboard to the corner with factory insulated hot water storage tank.

BATHROOM
10' 0" x 7' 0" (3.05m x 2.15m)
Fitted with a four-piece suite in white comprising of corner bath with shower attachment, WC, quadrant shower cubicle with tiled surround and pedestal wash hand basin. Half tiling to walls, narrow double glazed pattern glass window and white ladder style towel radiator. Panelling to ceiling with inset lights.

WC
Two piece suite comprising of push button flush WC and recessed wash hand basin. Extractor fan, panelling to ceiling with light, tiled to walls and ladder style towel radiator.

SECOND FLOOR LANDING
Exposed truss beam, timbers and access to two attic rooms.

ATTIC ROOM
17' 0" x 13' 1" (5.18m x 0m)
Some reduced head height to sides with exposed beams, two Velux roof lights, lower storage cupboards and built-in desk unit.

ATTIC ROOM
13' 1" x 11' 10" (3.99m x 3.61m)
Integrated desk units, double glazed roof lights to side, exposed timbers truss features and wall panelling. Doors to eaves storage cupboard on either side of the room.

FIRST FLOOR LANDING
Access two annexed bedrooms and bathroom.

BEDROOM
15' 1" x 14' 2" (4.60m x 4.33m)
Double room with mirror fronted wardrobes to one wall, door to a WC and glazed shower cubicle to the side. Area of worksurface with wash hand basin, storage under and over, additional storage cupboards with surface and door to the over upstairs cupboard housing the inverter and battery for the solar PV energy system.

BEDROOM
10' 6" x 13' 0" (3.2m x 3.96m)
Built-in bedroom furniture, radiator and uPVC double glazed sash effect window looking towards the rear garden.

BATHROOM
7' 7" x 5' 10" (2.31m x 1.78m)
Fitted with a three-piece suite in white comprising of enamel bath with tiled surround an over bath shower, wash hand basin set onto a vanity unit with cupboard










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under and WC. Wood framed double glazed pattern glass window and ladder style towel radiator.

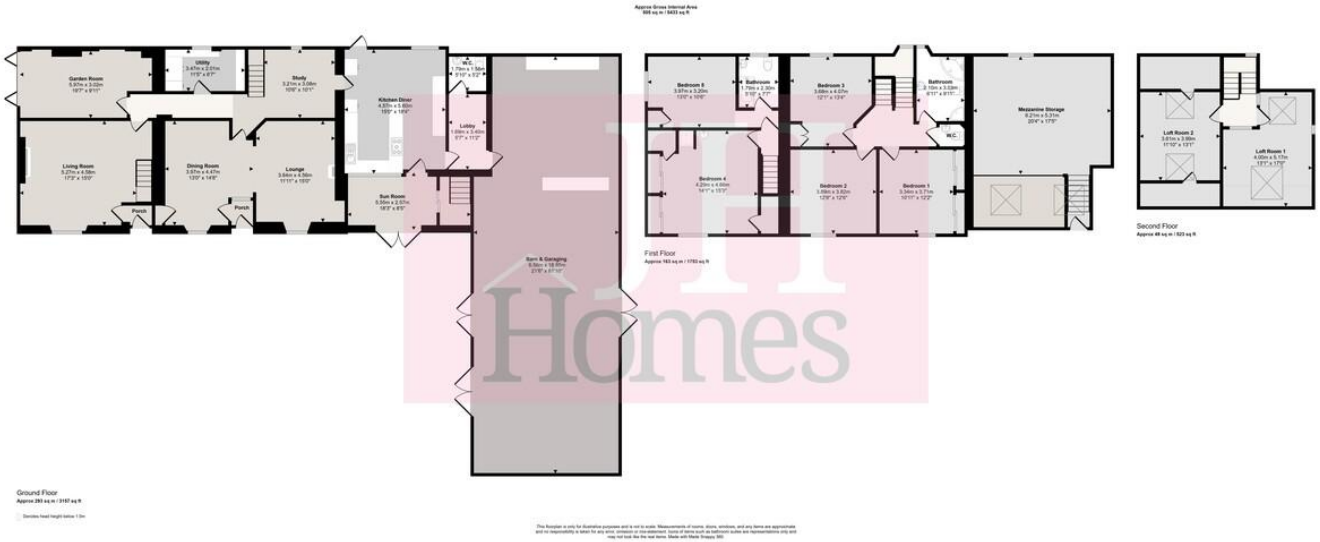
EXTERIOR

Accessed by way of a sweeping slate chipping drive with limestone gate posts and stone retaining wall joining to the barn. The excellent front drive provides good parking and turning space as well as access to a barn which creates perfect garaging and workshop space. Front lawned garden area with stone retaining wall, steps to the front forecourt with borders to the sides and path to the front door. Steps then access the side/rear garden area which is also grassed with slate stepping stones leading to a slate flagged patio by the bifold doors opening to the garden room. At the side are two useful lean-to storage buildings perfect as a log store and one providing an excellent garden storage room with workbench with light and power. The lower patio has an external power socket with wide slate steps leading to the upper grassed garden with hedging to the side and a stone retaining wall between the neighbour. Immediately to the rear of the property is a narrow strip of ground for maintenance and access and storage of the oil storage tank.

BARN

61' 10" x 21' 6" (18.85m x 6.55m)

Laid out over two levels with skylights and opening doors to the front as well as into the courtyard. Great potential depending on needs for perhaps annexed accommodation if required subject to achieving required permissions.



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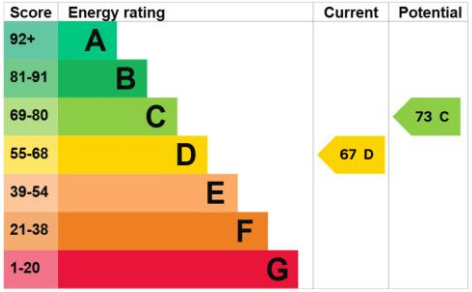
contact@jhhomes.net
www.jhhomes.net/properties

GENERAL INFORMATION

TENURE: Freehold
COUNCIL TAX: G
LOCAL AUTHORITY: Westmorland and Furness Council
SERVICES: Mains drainage, electric, water are all connected. Heating is by way of an oil tank
PLEASE NOTE: We are advised that there is a pedestrian gate connecting this property to next door in the garden, however this is purely a neighbourly agreement, and we are advised there is no official right of way.

DIRECTIONS:

From our office head North on Market Street with the Farmers Arms facing you at the top of the street. Turn left onto Queen Street then at the traffic lights proceed straight ahead onto Princes Street. Proceed along the road passing the former Mercedes garage, train station and UVHS heading towards Mountbarrow Road service station. Continue straight on and at the cattle grid fork first left turn immediately right towards Urswick, at the second cattle grid continue straight ahead down the lane and fork first left. Turn left at the next junction and at the following "T" junction, turn right onto Long Lane, heading toward Stainton. Take your first left onto Ulverston Road and as you enter Gleaston, at the bottom of the hill by the junction the property can be found on the right. It can also be found by using the following ''What Three Words' https://w3w.com/spin.singers.conspired



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.