CorrieandCo
INDEPENDENT SALES & LETTING AGENTS









Lindal Moor Farm The Green

Ulverston, LA12 0LX

A traditional and substantial freehold two-storey farmhouse, set within the village of Lindal and occupying a prominent position opposite the village green. The property includes an extensive range of barns and outbuildings arranged around two enclosed courtyards, offering a wealth of character and versatility. The setting and layout present notable development potential, subject to the necessary planning consents, while retaining the charm and heritage of this attractive rural village property.

Offers In The Region Of £500,000

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- Grade II Litsted Farmhouse
- Developement Opportunity subject to Planning Permission
- Council Tax Band - E
- Range of Barns and Outbuildings
- Substantial Farmhouse
- Two Courtyards
- No Chain

Entrance Hall
16'5" x 4'5" (5.010 x 1.351)

Living Room
18'3" x 16'11" (5.565 x 5.157)

Reception Room
13'9" x 11'1" (4.200 x 3.383)

Snug
17'4" x 11'9" (5.296 x 3.588)

Kitchen-Diner
13'6" x 12'7" (4.115 x 3.854)

Ground Floor WC
6'7" x 4'4" (2.019 x 1.323)

Rear Entrance Hall
8'8" x 7'1" (2.646 x 2.166)

Bedroom One
16'6" x 9'9" (5.048 x 2.982)

Bedroom Two
13'6" x 10'3" (4.117 x 3.140)

Bedroom Three
13'0" x 10'11" (3.974 x 3.341)

Bedroom Four
12'10" x 10'6" (3.932 x 3.207)

Family Bathroom
11'11" x 7'5" (3.653 x 2.270)

First Floor WC
6'2" x 3'11" (1.888 x 1.214)

Internal Store Room
6'9" x 4'9" (2.080 x 1.450)

Store Room (Lower Courtyard)
16'1" x 11'11" (4.921 x 3.647)

Shippen One
85'3" x 25'6" (26.000 x 7.792)

Shippen Two
27'0" x 21'7" (8.240 x 6.594)

Shippen Three
19'6" x 5'2" (5.946 x 1.582)

Shippen Four
14'10" x 12'1" (4.544 x 3.686)

Stable (Lower Courtyard)
24'4" x 14'7" (7.438 x 4.467)

Barn to Rear (off Stable)
41'1" x 13'5" (12.540 x 4.108)

Store Room/Access to Rear/Upper Courtyard
24'4" x 17'4" (7.433 x 5.294)

Stable (Upper Courtyard)
13'5" x 13'1" (4.097 x 3.991)

Stable (Upper Courtyard)
13'3" x 13'0" (4.054 x 3.985)

Open Access Barn Building (Upper Courtyard)
50'5" x 27'5" (15.380 x 8.379)

Main Barn Area One (First Floor/Upper Courtyard)
94'5" x 22'7" (28.800 x 6.886)

Main Barn Area Two (First Floor/Upper Courtyard)
58'2" x 25'4" (17.737 x 7.747)











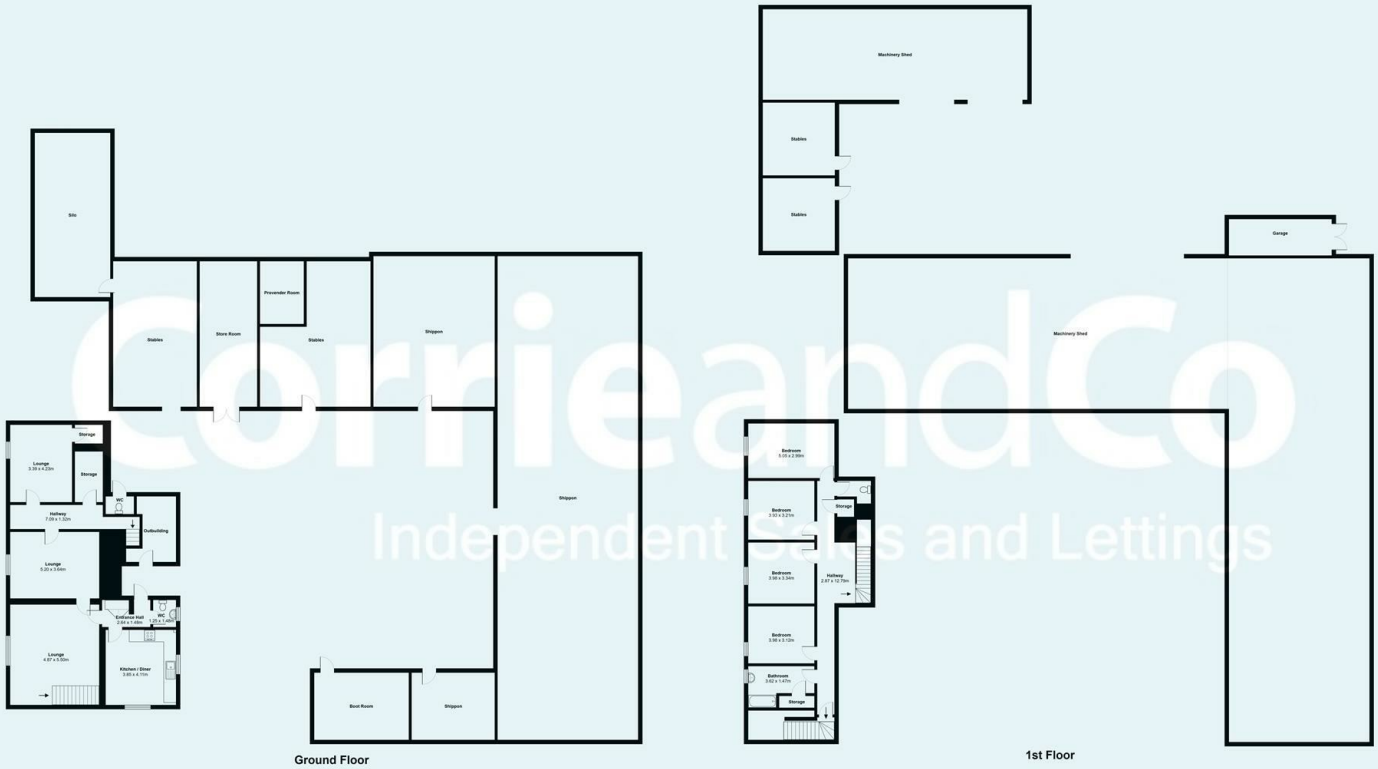








Floor Plan

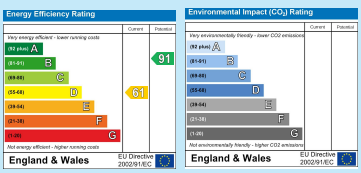


Corrie and Co aim to sell your property at the best possible price in the shortest possible time. We have developed a clear marketing strategy to ensure that your property is fully exposed to the local, regional and national market place and we are confident that we can provide a marketing service second to none. Our Sales Team offer:

- Full colour contemporary sales literature with floorplans
- A full programme of local / regional advertising and promotion on the Corrie and Co and Rightmove websites
- 24/7 promotion in our Barrow, Ulverston and Millom offices
- Professional viewing service and prompt feedback
- Experienced, friendly staff
- Eye catching 'For Sale' board

To ensure your move is looked after, we can help you with an Energy Performance Certificate and arrange a free mortgage and finance review. We also provide a competitive No Sale – No Fee conveyancing service with well known and trusted local solicitors. Our valuation and sales advice is impartial, completely free with no obligation.

Unlike many High Street Estate Agency chains, Corrie and Co are wholly independent and can therefore recommend the mortgage and lender that is most suitable for your needs. Our aim is to provide quality advice and expertise at all times so that you can make an informed decision every step of the way.



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