



## Windy Ash Ulverston LA12 7PB

**Offers In The Region Of £625,000**

Embrace the opportunity to create your dream home in this impressive five-bedroom barn conversion. Bursting with character and charm, this 600-year-old property features stunning original details and offers the perfect canvas for those with a passion for home improvement. Located just a 5-minute drive from Ulverston town centre, this home combines convenience with tranquility.

Enjoy the timeless elegance of an Inglenook fireplace, exposed beams, and original and solid 3/4 inch Oak flooring, offering a unique and inviting atmosphere. The good-sized garden, spanning 0.75 acres, provides a peaceful retreat, perfect for gardening, play, or relaxation amidst breathtaking countryside views. The garden and annexe boast a view of the Coniston mountain range, enhancing the property's appeal.

A separate annex includes one bedroom with an en suite, a lounge, and a kitchen, ideal for guests, extended family members, or as an AirBnB rental opportunity. Additionally, the annex offers the potential to generate extra income through short-term rentals.

The property also features a concealed well in the front path, adding a unique historical touch to the home. Benefit from ample off-road parking, ensuring convenience and ease for multiple vehicles.

Ideal for those seeking a project, some additional refresh touches are still required, providing a wonderful opportunity to add your personal stamp to this home. Contact us today to arrange a viewing and start your journey!





## MAIN HOUSE

### Porch 4'8" x 7'2"

### Dining room 16'7" x 16'10"

Step into the dining room from the entrance porch and be welcomed by a space rich in character and history. Exposed beams grace the ceiling and the flooring features partially restored original tiling, lovingly preserved by the current owner, which enhances the room's unique appeal. A section of the wall boasts partially exposed stone, adding texture and a timeless element to the décor. Conveniently, there is a ground floor WC accessible from this room, ensuring practicality for the whole family.

### Ground Floor WC 6'0" x 3'6"

### Lounge 12'0" x 16'11"

This room is beautifully illuminated by two Velux windows and a large sash window, allowing natural light to flood in. The focal point of the lounge is the wood burner, set on a classic hearth with an elegant surround, providing warmth and a touch of rustic charm. A door conveniently leads directly to the garden.

### Sitting Room 14'10" x 19'0" max

This cosy sitting room exudes warmth and character. It features exposed beams and a stunning Inglenook fireplace, complete with a floating oak mantle that adds a country cottage touch. The room is further enhanced by beautiful oak flooring that complements the traditional elements. A front-facing sash window allows natural light to brighten the space, creating a welcoming atmosphere perfect for relaxation.

### Family Room 13'8" x 16'0"

A superb family room offering versatile use, perfect for teenagers or guests. The space is bright and airy, with a large front-facing window and a rear window allowing ample natural light. It features an offset three-piece shower room for added convenience. A side door provides easy access to the garden, enhancing its functionality. The room's focal point is a multi-fuel burner, set on a tiled hearth with a mantelpiece, creating an inviting atmosphere.



### **Shower Room 6'7" x 3'11"**

This well-appointed three-piece shower room features a low-level flush WC, a wash basin, and a walk-in shower for your convenience. The walls are adorned with sand-shade cladding and the heated towel rail ensures your towels are always warm and ready.

### **Kitchen 13'8" x 14'3"**

The kitchen diner is a charming blend of functionality and farmhouse style. It features butcher block worktops and coordinating base and wall units that offer ample storage. A classic Belfast sink and an Aga add to the kitchen's rustic charm. The mint green and white retro tiling provides a vibrant and cheerful backdrop. There's plenty of space for a dining table, making it an ideal spot for family meals and entertaining. A door conveniently leads to the second/summer kitchen, enhancing the kitchen's versatility and appeal.

### **2nd Kitchen 14'4" x 10'7"**

Currently used as a "summer kitchen," this spacious room offers versatile use. It features charming original flagstone flooring and a characterful "wonky" wall that add unique charm. A stable-style door leads directly to the garden, enhancing its appeal for indoor-outdoor living. Rear and side-facing windows allow natural light to fill the space. Additionally, there is convenient access to the utility room, making it a practical and delightful area for various uses.

### **Master Bedroom 16'8" x 10'0"**

A superb master bedroom featuring recently vaulted ceilings with exposed beams that add a sense of grandeur and charm. The room is bright and airy, thanks to three sash windows positioned at the front and side, allowing plenty of natural light to filter in. This inviting space also offers convenient access to a luxurious four-piece en suite bathroom, ensuring comfort and privacy.

### **En Suite 15'1" x 5'10"**

The luxurious four-piece en suite bathroom features a freestanding bath with a central telephone tap, a wash basin, a low-level WC, and a corner shower cubicle. Built-in drawers provide ample storage space, and a sash window allows natural light to enhance the serene atmosphere of this elegant bathroom.

### **Bedroom 10'11" x 13'10"**

### **Bedroom 14'2" x 8'1"**

### **Bedroom 10'9" x 8'7"**

### **Bedroom 10'2" max into eaves 3'1" x 14'6"**

### **Family Bathroom 11'3" x 7'6"**

This three-piece family bathroom offers functionality and comfort. It comprises a bath, sink, and low-level WC, providing essential amenities for daily use. Additionally, an airing cupboard with shelving and a hot water tank ensures convenient storage and access to linens and essentials. Loft access is provided, with the loft being boarded and insulated, offering potential for additional storage or conversion.

### **DETACHED ANNEX**

With views towards Coniston

### **Lounge/Kitchen/Diner 10'7" x 23'1" max**

### **Bedroom 8'5" x 8'9"**

### **En Suite 4'4" x 8'5"**









- Impressive Farmhouse Conversion
  - Ideal Family Home
  - 4 Reception Rooms
  - Wrap Around Gardens
  - Countryside Location & Views
- Detached 1 Bed Annex
- Original Restored Features
  - 3 Bathrooms
- Ample Off Road Parking
- Council Tax Band - E



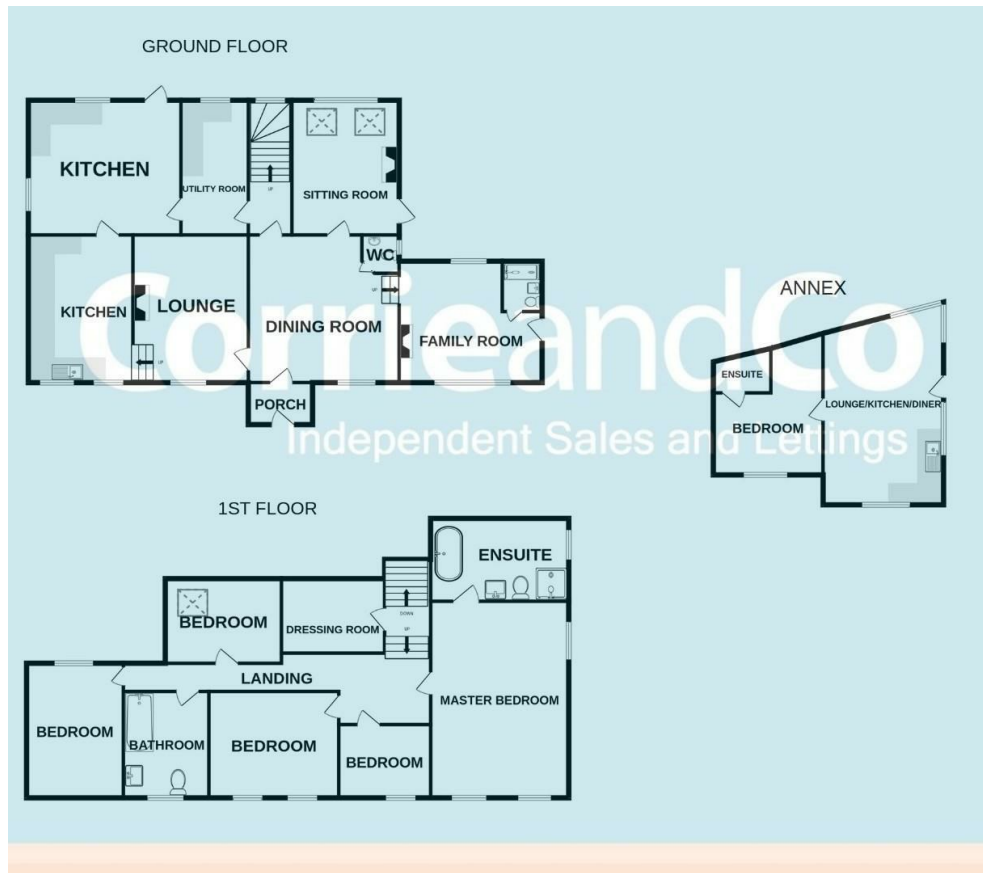












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- A full programme of local / regional advertising and promotion on the Corrie and Co and Rightmove websites
- 24/7 promotion in our Barrow, Ulverston and Millom offices
- Professional viewing service and prompt feedback
- Experienced, friendly staff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

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| Energy Efficiency Rating                   |                         | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |
|--------------------------------------------|-------------------------|-----------------------------------------------------------------|-------------------------|
| Very energy efficient - lower saving costs | Current                 | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current                 |
| 101-111 A                                  |                         | 101-111 A                                                       |                         |
| 81-100 B                                   |                         | 81-100 B                                                        |                         |
| 61-80 C                                    |                         | 61-80 C                                                         |                         |
| 41-60 D                                    |                         | 41-60 D                                                         |                         |
| 21-40 E                                    |                         | 21-40 E                                                         |                         |
| 1-20 F                                     |                         | 1-20 F                                                          |                         |
| 1-20 G                                     |                         | 1-20 G                                                          |                         |
| Not energy efficient - higher saving costs |                         | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |
| England & Wales                            | EU Directive 2002/91/EC | England & Wales                                                 | EU Directive 2002/91/EC |