



Haverthwaite

£360,000

1 Woodcroft Farm House , Haverthwaite, Ulverston, LA12 8AE

1 Woodcroft Farmhouse is a stunning three-bedroom semi-detached home, nestled within the charming village of Haverthwaite, in the heart of the Lake District. This idyllic cottage offers spacious and characterful accommodation, which would be perfect as a family home, second home or holiday let.

Quick Overview

Three bedroom semi detached farm house
Located within The Lake District National Park

Original features

Views of open countryside

Gardens to front and rear

Walks from the doorstep

Allocated parking space

Perfect as a family home, second home or
holiday let

No chain

Superfast Broadband available



3



1



1



E



Superfast
Broadband
Available



Allocated Parking
space

Property Reference: ULV1063



Kitchen Diner



Kitchen Diner



Kitchen Diner



Living Room

1 Woodcroft Farmhouse is a pretty three-bedroom semi-detached home in the village of Haverthwaite, in the heart of the Lake District.

This cottage offers spacious and characterful accommodation, beautifully combining period charm with comfortable living. Rich in original features, the property boasts exposed beams, traditional latch doors, and a wealth of authentic details throughout.

As you enter the property you are welcomed into the entrance hall, perfect for coats and muddy boots!

Just off the hallway there is a downstairs cloakroom for convenience.

Leading on in to a Country Style breakfast Kitchen / dining room, full of character and charm. The dining area features original stone flooring, while the kitchen area is finished with tiled flooring. A striking feature fireplace with a Lakeland stone chimney breast forms an impressive focal point.

The Kitchen is fitted with a range of wall and base units, incorporating a stainless steel sink with drainer, together with space for a freestanding cooker and plumbing for a washing machine. Charming original details, including pretty mullion windows and quaint inset display shelves, enhance the room's traditional appeal, creating a wonderful space for both everyday family life and entertaining.

Down the hall you will reach an inviting living room which enjoys lovely views over the front garden and features an Art Deco fireplace, creating an attractive focal point.

The room also benefits from an under stairs storage cupboard, providing practical space for coats, shoes and household essentials.

Ascending the staircase, you are welcomed onto a spacious first-floor landing, where a large cottage-style window floods both the landing and stairwell with natural light. Continuing the property's rich character, original exposed beams are a feature throughout the first floor, complementing the home's wealth of period charm.

Bedroom 3, is located at the top of the stairs, and is a charming double room featuring deep-set cottage windows, traditional barn-style doors and ample space, in which you can create a cosy yet spacious retreat.

The Family Bathroom is generously proportioned and fitted with a panelled bath with shower over, WC, pedestal hand basin and extractor fan. Adjacent to the bathroom is a useful airing cupboard, providing additional storage.

Continuing around the landing, you will find the remaining two bedrooms, both of which continue the property's cottage charm and countryside character. Bedroom Two benefits from a beautiful feature fireplace, adding warmth and personality, while the Master bedroom enjoys stunning dual-aspect views overlooking the gardens, allowing plenty of natural light to flood this well proportioned room.

Stepping outside, the lovely rear garden is enclosed by attractive stone walls, and enjoys magnificent countryside views, creating a peaceful setting to relax and unwind. Whether enjoying a morning



1 Woodcroft Farm House



1 Woodcroft Farm Garden



Landing



Bathroom



Master Bedroom



Bedroom Two

coffee or dining alfresco on warm summer evenings, this wonderful outdoor space offers the perfect place to appreciate the beauty of the surrounding Lake District landscape.

A charming timber-glazed summer house provides an ideal spot to enjoy the garden throughout the seasons. There is a well stocked front garden with attractive walled borders, mature flower beds.

In addition there is a private parking space with the property and 1 Woodcroft Farm House has the benefit of the whole of the attached outbuilding which is complete with power and tap.

Location 1 Woodcroft Farm House is sits in a peaceful hamlet and enjoys wonderful views. Just a mile or so from the base of Lake Windermere with the attractions of the Lake District practically on the doorstep, the quaint market town of Ulverston and Grange over Sands with railway links, shopping and medical facilities are both approximately 15 minutes by car and approximately 30 minutes from junction 36 of the M6 Motorway, this property is extremely conveniently situated.

Directions To reach the property follow the A590 in the direction of Barrow in Furness, passing Newby Bridge and Backbarrow. Continue past Haverthwaite Railway and at the cross roads take the left turn, opposite the right turn to Grizedale\Bouth. Follow the road around before heading down the hill 1 Woodcroft Farm House sits proud on the left hand side.

Accommodation (with approximate measurements)

Living Room 13' 7" x 13' 10" (4.14m x 4.22m)

Kitchen 21' 2" x 14' 5" (6.45m x 4.39m)

First Floor

Landing 6' 5" x 18' 2" (1.96m x 5.54m)

Bathroom 8' 9" x 7' 4" (2.67m x 2.24m)

Master Bedroom 10' 10" x 18' 5" (3.3m x 5.61m)

Bedroom 2 10' 4" x 14' 10" (3.15m x 4.52m)

Bedroom 3 10' 3" x 9' 5" (3.12m x 2.87m)

Property Information

Tenure Freehold (Vacant possession upon completion).

Services Mains electricity, water and drainage.

Broadband Super-Fast Broadband Available. 80Mbps 20Mbps Networks in your area - Openreach

Council Tax Band Westmorland & Furness District Council Tax Band D

Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.

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Viewings Strictly by appointment with Hackney & Leigh.



1 Woodcroft Farm



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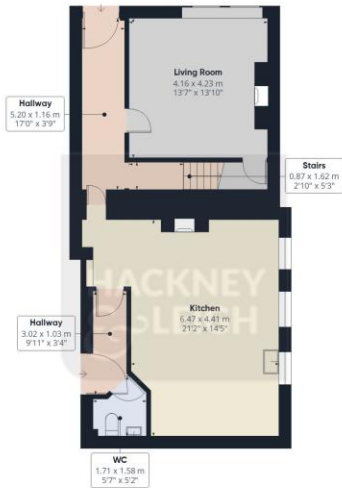


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Floor 0



Floor 1



Approximate total area⁽¹⁾
127.5 m²
1373 ft²

(1) Excluding balconies and terraces

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

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