FELL FOOT HOUSE, STAVELEY IN CARTMEL, NEWBY BRIDGE, ULVERSTON, CUMBRIA, LA12 8NL

£800,000

MILNE MOSER
SALES + LETTINGS

FELL FOOT HOUSE
STAVELEY IN CARTMEL
NEWBY BRIDGE
LA12 8NL

4	5	2	PARKING

OVERVIEW

Having an elevated position, deceptive external appearance and a generous plot, Fell Foot House offers buyers a wealth of possibility. The current layout is already excellent for family buyers with the accommodation over three levels - a lower ground floor has lots of storage perfect for outdoor gear and there is a study and utility room. The ground floor has access to the garden plus numerous reception spaces, ideal for bird watching, relaxing and social dining. A master bedroom suite is also on this level. To the first floor are further three bedrooms plus a shower room. Externally, the plot offers a generous amount of parking both at the front and rear and there is a good sized garage with workshop space. There are mature garden areas with lawn, rockery style beds and a former vegetable garden with polytunnel. Updating and modernisation is required, however, the scope to personalise, extend or redevelop (subject to planning) is fantastic, as the plot extends to approximately 0.85acres and this is the ideal opportunity to create a forever home to your requirements. Close to Fell Foot Park with access to Lake Windermere, the wider National Park is easily reached and there is a good access to the M6 via the A590.

ACCOMMODATION

There are two entrances to the property, one on the lower ground floor into a hallway and a second at the front into the garden room. Both are accessed from driveway parking.

LOWER GROUND FLOOR HALL

A UPVC double glazed door leads into the lower ground floor. Radiator, ceiling light and a understairs cupboard with light. A practical tiled floor runs through into the boiler room and utility.

STORE/WORKSHOP

17' 8" x 9' 4" (5.40m x 2.84m) max

Two windows (one UPVC double glazed) face the rear aspect, base and wall units, power and light.

UTILITY ROOM

3' 4" x 5' 7" (1.00m x 1.69m)

Fitted with a butler sink, plumbing for a washing machine, ceiling light and shelving.

BOILER ROOM

10' 4" x 4' 8" (3.14m x 1.42m)

Also perfect for storage the boiler room has hanging space for coats, an internal window to the hallway and the oil fired boiler.

STUDY

Study 8' 10" x 13' 2" (2.68m x 4.01m)

Store 9' 0" x 4' 7" (2.73m x 1.39m)

UPVC double glazed window, ceiling light and a radiator. A store at the rear offers more excellent storage and has shelving, power and lights.

GROUND FLOOR HALL

The stairs continue to the first floor and there is a ceiling light, telephone point and a long UPVC double glazed window.

SITTING ROOM

19' 9" x 15' 6" (6.03m x 4.74m) average

A good sized room with a box bay UPVC double glazed window overlooking the front garden and UPVC double glazed patio doors leading to the terrace. An enclosed woodburner is set within the chimney breast and there is a wooden fire surround, four wall lights and two radiators. The box bay window has a window seat and there is a wall cupboard and handmade display surfaces. A further UPVC double glazed window at the side ensures the room is light and bright.

DINING ROOM

15' 9" x 11' 11" (4.80m x 3.62m)

Large UPVC double glazed windows face the front and rear elevation and there are two radiators, two ceiling light and spotlighting.

GARDEN ROOM

10' 10" x 11' 7" (3.30m x 3.52m)

A lovely addition to the house, having underfloor heating, engineered wood flooring and a ceiling light. UPVC double glazed windows to three sides plus an external door to the front.

KITCHEN

8' 9" x 10' 7" (2.67m x 3.23m)

Dual aspect UPVC double glazed windows with view towards trees. Fitted with white base and wall units, blue worktop, tiled splashbacks and a one and a half bowl sink with drainer. Electric hob with hood above, an electric oven and integrated fridge freezer. Radiator and a ceiling light.

SUN ROOM

19' 1" x 7' 0" (5.81m x 2.14m) max

An L shaped room with access to a patio at the side and UPVC double glazing to two sides. Polycarbonate roof, wood style flooring, a radiator and three wall lights.

WC

Internal window to the sun room, a WC and pedestal hand basin. Ceiling light.

BEDROOM & DRESSING ROOM

Bedroom 11' 2" x 11'11" (3.41m x 3.62m)

Dressing Room 6' 6" x 6' 1" (1.99m x 1.85m) excluding wardrobes

A UPVC double glazed window overlooks the front garden and there is a ceiling light, wall light and radiator. The adjoining dressing area has two double wardrobes with sliding doors and internal drawers, a ceiling light and UPVC double glazed window.

BATHROOM

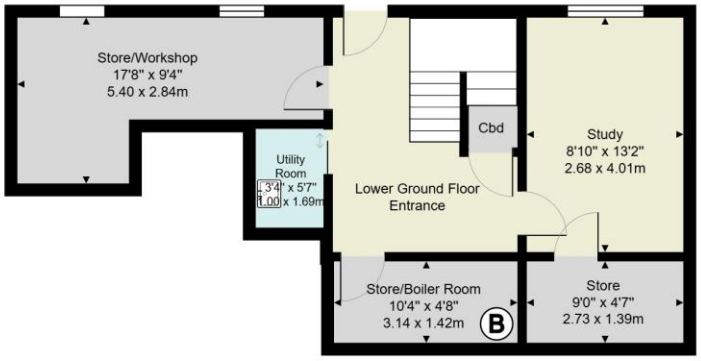
6' 11" x 8' 7" (2.12m x 2.61m)

Frosted UPVC double glazed window, a WC, bath with shower above and screen and a vanity basin with drawers and cupboards. Pelmet lighting, mirror, ceiling light and radiator. Fully tiled walls.

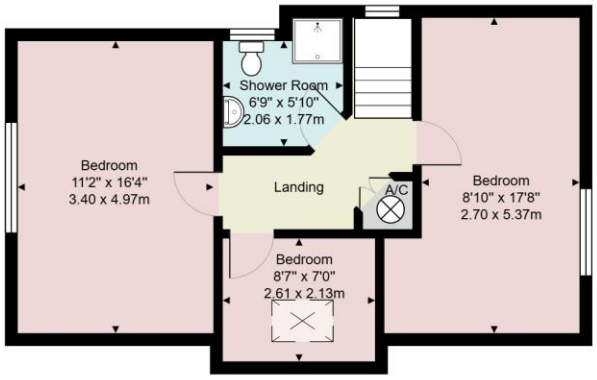
LANDING & STAIRWELL

UPVC double glazed window on the stairs, two ceiling lights and access to the loft. Built in cylinder cupboard.

Ground Floor



Lower Ground Floor



1st Floor

This plan is for illustrative purposes only and should be used as such by any prospective purchasers.
The appliances and systems shown have not been tested and no guarantee to their operability or efficiency can be given.
Measurements are approximate and for display purposes only

BEDROOM

11' 2" x 16' 4" (3.40m x 4.97m) max

UPVC double glazed window to the side aspect. Ceiling light, radiator and eaves access.

BEDROOM

8' 10" x 17' 8" (2.70m x 5.37m)

Another good sized double bedroom with a UPVC double glazed window, a desk/dressing table, ceiling light and radiator. Eaves access.

BEDROOM

8' 7" x 7' 0" (2.61m x 2.13m)

Rooflight facing the front. Eaves access and a ceiling light.

SHOWER ROOM

6' 9" x 5' 10" (2.06m x 1.77m) min

High level UPVC double glazed window, part tiled walls, a ceiling light and radiator. WC, pedestal hand basin and shower tray.

EXTERNAL

Garden and parking areas extend to both the front and rear. The front garden gently slopes away from the house with a rockery, pond and mature shrub planting. A generous lower lawn space runs parallel to the lane. At the rear is parking and turning for a number vehicles. A lower space at the side has been used as vegetable garden in past years and has a polytunnel. The total plot size is approximately 0.85 acre.

GARAGE/WORKSHOP

16' 10" x 17' 3" (5.13m x 5.26m)

Having a roller door and pedestrian door, workbench, power and light. Two windows.

DIRECTIONS

From Newby Bridge, A590, turn towards Bowness on Windermere. Turn right towards Staveley in Cartmel just prior to Fell Foot Car Park. A track/lane on the left hand side (house names at bottom) leads up through neighbouring properties. As the lane ends, Fell Foot House is accessed via last driveway on the right (before the large pine tree) with the property being on the right hand side.

Bottom of Driveway what3words///trail.podcast.sheds

House what3words///polka.boils.skis

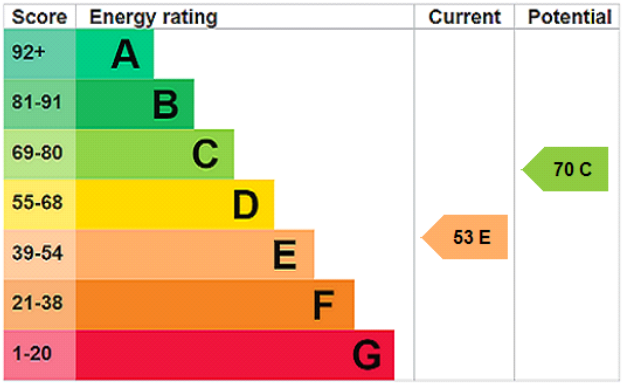
GENERAL INFORMATION

Services: Mains Water and Electric. Oil fired central heating. Private Drainage shared with Bluebell Cottage. Under the General Binding Rules 2020, we ask buyers make their own investigations regarding compliance of the septic tank and take advice from their mortgage lender or legal advisors.

Tenure: Freehold

Council Tax Band: G

To check Broadband and Mobile phone coverage, click on our Key Facts for Buyers report online if available or visit www.ofcom.org.uk/phones-telecoms-and-internet/coverage



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