



WOODCROFT NORTH END, HAVERTHWAITE, ULVERSTON, CUMBRIA,
LA12 8AE
£525,000

MILNE MOSER
SALES + LETTINGS

- Retained Character Beams and Thickset Walls
- Feature Staircase with Velux Rooflights
- Hardwood Double Glazed Windows
- Oil Fired Central Heating & PV Solar Panels
- Full Fibre Broadband
- Mezzanine Gallery Looking Down Onto Living Area
- Off Road Parking Plus Large Garage & Workshop
- Excellent Location for A590, Ulverston, Barrow and Kendal along with Wider Lake District
- Local Occupancy Applies



OVERVIEW

With open countryside views and a pretty village location within the Lake District National Park, this three storey barn conversion must be viewed to be fully appreciated. A former Cumbrian bank barn, converted by the current owner, the property has a unique layout - the generous open plan living dining and kitchen space extends to 28' 8" x 27' 1" (8.74m x 8.24m) max making it ideal for entertaining and has impressive features and a woodburner. The garden room at the rear offers privacy for work or hobbies - a real bonus. The first floor has two double bedrooms, one of which is ensuite and there is a versatile mezzanine/gallery. The surprises continue on the lower ground floor with a large workshop and garage, perfect for tinkering, woodworking or hobbies plus a utility room and external store. The garden slopes away from the house on the banked up east elevation, blending into the surrounding fields yet still retaining space for play and relaxation close to the house.

ACCOMMODATION

Stone steps lead from the parking area up to the characterful wooden double doors and into the entrance vestibule. A handy cloakroom and WC lead to one side and glazed doors into the open plan living/dining and kitchen space. An impressive room with part vaulted ceiling, feature central staircase and wooden flooring running throughout. Light streams in from the tall French doors, windows front and rear





and the two large Velux rooflights on the galleried landing above. A multi fuel stove provides a focal point to the living area.

The kitchen area has a range of freestanding units and a central island. For serious cooks, the commercial style gas (LPG) cooker with electric oven is a great addition and has a substantial stainless steel extractor above. Completing this level of the house is a garden room - another generous space with a Moroccan feel and exposed beams. French doors lead to the garden and there are pleasant views across open fields. Internal stairs lead down to the garage, workshop and utility.

The open stairs lead up onto the galleried landing with two large Velux rooflights providing natural light. The exposed beams and frame of the original building are a lovely feature and care and attention was used in retaining their character during conversion. The generous vaulted mezzanine is the perfect spot for hobbies or a statement chair or sofa bed. A platform has been created within the roof space above the mezzanine for storage and there is an additional galleried store above the wardrobe of the front bedroom - a quirky feature both visible and accessible from the landing.

Full of character, the larger of the two bedrooms has exposed beams, a vaulted ceiling and a lovely view over fields and the Lakeland landscape toward Bigland Heights. Adjacent to the ensuite bathroom is a built-in cupboard. Fitted with a three piece suite, the ensuite has a bath with shower above, hand basin and WC. The second double bedroom is at the front with pleasant outlook towards trees and a built-in double wardrobe. The shower room has natural light from a Velux rooflight, a WC and hand basin. The shower enclosure is a good size with both a fixed head and hand held spray plus a radiator.

The lower ground floor is particularly of interest to buyers with lots of outdoor gear, a classic car, motorbikes or woodworking hobbies. There is ample space for a number of vehicles whilst still retaining areas for storage. The garage houses the solar panel controls and there are two windows and fully tracked doors at the front. The utility room has a Belfast sink, plumbing for a washing machine and space for a tumble dryer. The hot



water cylinder/thermal store can use any excess solar gain and there is an oil fired Worcester boiler.

The plot extends to approximately a third of an acre – there is plenty of off road parking within the gravelled yard at the front and access at the side leads into the rear garden. Adjacent to the house is a level lawn, perfect for play and there are two gravelled seating area connected by a couple of steps - ideal for admiring the views. The plot is larger than expected, sloping away from the property and blending with the green fields and nature that surround it. Mature trees and shrubs offer children the prospect of adventure and hide and seek and the garden is bounded with walling on three sides.

DIMENSIONS

Open Plan Living/Dining and Kitchen 28' 8" x 27' 1" (8.74m x 8.24m) max

Garden Room 10' 11" x 22' 10" (3.32m x 6.96m)

Mezzanine/Gallery 10' 4" x 17' 9" (3.15m x 5.41m)

Bedroom 11' 0" x 12' 9" (3.36m x 3.88m)

Ensuite 6' 2" x 8' 6" (1.88m x 2.60m)

Bedroom 8' 6" x 10' 0" (2.60m x 3.05m)

Shower Room 8' 9" x 5' 0" (2.66m x 1.52m)

Garage and Workshop 28' 2" x 27' 0" (8.58m x 8.22m) max

Utility Room 10' 9" x 10' 8" (3.27m x 3.25m)

Store 10' 8" x 10' 10" (3.25m x 3.30m)

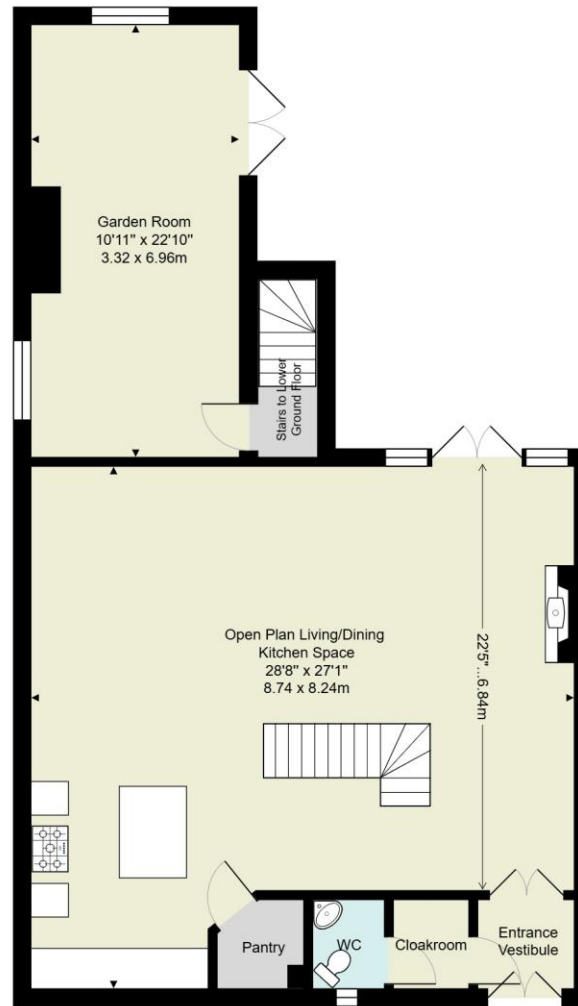




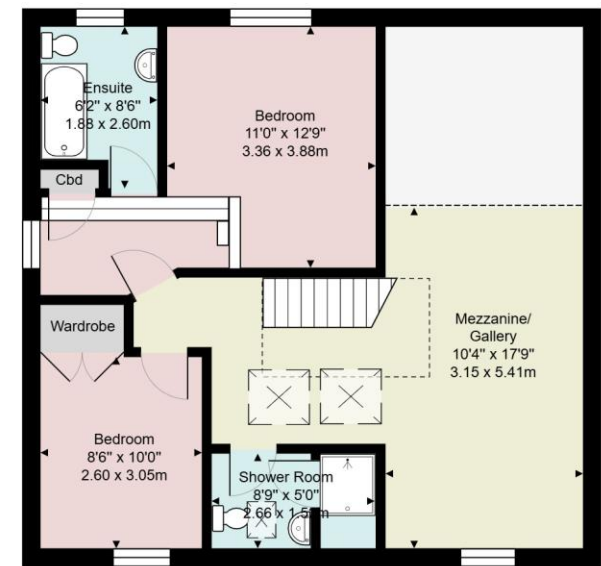




Lower Ground Floor



Entrance Level



1st Floor

Approx. Total Area: 2977 ft² ... 276.6 m²

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	71 C
39-54	E		
21-38	F		
1-20	G		

DIRECTIONS

Heading west on A590, proceed through Newby Bridge and Backbarrow. Pass the first turning to Haverthwaite (opposite the Lakeside and Haverthwaite Railway), then take the next left signposted Cark and Haverthwaite. Continue towards the village - as the road bends round to the left, the property is located to the left hand side just after the bend set back from the road.

what3words:///blurs.jump.enjoy

Services: Mains Water, Electric and Drainage. Oil fired central heating and LPG for cooking/hob. PV solar panels and superfast full fibre broadband. Hard wired speaker points. Burglar alarm system

Tenure: Freehold. The property owns a proportion of the yard to the front with a right of access for neighbouring properties both on foot and with a vehicle. There are two oil tanks at the side of the house - one belongs to the attached property. There is a flying freehold at the front of the house beneath the cloakroom and WC. Subject to a Local Occupancy Clause. The property must be used as a Private Dwelling House. The dwelling house shall not be occupied otherwise than by a person employed or to be employed or last employed locally or has throughout the period of three years immediately preceding the commencement of such occupation of the dwelling house had his only or principal home locally together with the dependents of such a person living with him or her and the widow or widower of such a person. Locally shall mean the area of the County Council of Cumbria - please ask for further details.

Council Tax Band: E

EPC Grading: D Anti-Money Laundering (AML) Regulations – Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 In order to comply with Government Legislation, all purchasers are required to undertake identification checks once an offer is accepted and prior to the Sales Memorandum being issued. We use a specialist third party service to complete the checks at a cost of £36 (£30 + VAT) per person. The checks are a legal requirement and the fees non-refundable. Failure to complete the check will delay the purchase progressing.

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