



Lowick Green

£695,000

Cherry Fold
Woodgate
Lowick Green
Nr Ulverston
Cumbria
LA12 8ES

Wow just wow. This superb chain free, detached property is light, versatile, spacious, has breath taking views, extensive outdoor space and offers potential to increase value with undeveloped space. Comprising Hallway, Integral Garage, undeveloped room, to ground floor, Dining Hall, Kitchen, Utility Room, Cloaks, Conservatory, Loggia, 3 double Bedrooms (one en-suite) and Bathroom to First Floor and spacious Master Bedroom to Second Floor.

Property Ref: G2568

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Undeveloped Room



Dining Hall

Location/Description:- Cherry Fold is a fantastic, chain free, detached property in a super location, which has been improved and modernised over the years and now presents as a wonderful opportunity. Stunning breath-taking views? Yes. Fabulous, convenient location? Yes. Spacious, versatile accommodation? Yes. Extensive outdoor space? Of Course. Opportunity to improve and add value? Definitely! Potential to create a granny annexe/Air B&B? Absolutely!!! We struggle to find the negative!

This property is light and bright with generous versatile rooms over three floors and with super views from almost every window - perhaps now in need of a 'spit and polish' but if you wish to take matters further the potential is there!

Woodgate is a small hamlet which is well located on the fringe of the Lake District National Park, within a short drive of Coniston Water and Windermere Lake with stunning views across the Crake Valley and Coniston Fells. The surrounding areas offer delightful rural scenery combined with very convenient access to the A595 and the A590 only 5 minutes drive. A 10 minute drive delivers you to the market town of Ulverston which offers a wide range of amenities. Daily needs are met at Greenodd some 3 miles distant with post office/shop, butchers and bakers.

To reach the property, from the A590, turn onto the A5092 at Greenodd signed for 'Western Lakes'. After approx 4 miles go past the sign for 'Woodgate' and turn immediately left. Cherry Fold is the second property on the left.



Kitchen

Accommodation (with approximate measurements)

The main front door opens to:-

Hallway with front window, return tread stairs to First Floor and 'oak' doors to the Integral Garage and:-

Undeveloped Room 27' 6" x 22' 6" (8.38m x 6.86m) the possibilities!!! Music Room? Gym? Art Studio? Workshop? Man Cave? Or perhaps a Granny Annexe or Air B & B with a little imagination? 3 x windows to the front, oil central heating boiler and an opening to the maintenance room with reduced head height which houses the pressurised cylinder and water pressure system.

The attractive Oak return tread stair case leads to:-

Cloaks with white suite comprising low flush WC and pedestal wash hand basin.

Dining Hall 19' 2" x 11' 1" (5.84m x 3.38m) with external side door, stairs to the Second Floor and double French doors leading to the 'Loggia'. Ample space for dining furniture. Doors to:

Kitchen 13' 2" x 11' 2" (4.01m x 3.4m) with large window to the front providing panoramic breath taking open country views towards Coniston Old Man and the Lakeland Fells - simply stunning. A well proportioned Kitchen with cream wall and base units, aga, stainless steel sink unit, space for electric oven and under counter fridge. Door to:-



Cloakroom



Dining Hall



Lounge



Lounge



Conservatory

Utility Room 6' 8" x 5' 6" (2.04m x 1.69m) with a continuation of the kitchen wall and base cabinets, stainless steel sink unit and space for automatic washing machine. Side window with another country view.

Lounge 22' 1" x 15' 7" (6.73m x 4.75m) a lounge of grand proportions with dual aspect and high ceiling. Expansive views to the front towards Coniston Old Man and the fells and French doors to the rear leading into the Conservatory. Attractive multi fuel stove with slate hearth and back.

Conservatory 14' 9" x 6' 6" (4.5m x 1.98m) a wonderful addition with peaceful and pretty views into the rear garden. An inviting room in which to enjoy the tranquility and admire some of the garden. French door to garden and door into Bedroom 4. Slate tiled floor.

From the Lounge a door leads to:

Inner Hall a spacious inner hall with 2 sun tubes for natural light and attractive 'oak' doors to:-

Master Bedroom 1 16' 2" x 13' 11" (4.93m x 4.24m) a generous double bedroom with excellent views into the garden, to open countryside and the Lake District fells beyond. Built in bedroom furniture and door to:-

En-suite Bathroom comprising double walk in shower, wall mounted wash hand basin, bath and low flush WC.



Bedroom 1

Bathroom with frosted side window and white suite comprising bath, low flush WC and wall mounted wash hand basin. Double storage cupboard.

Bedroom 2 14' 9" x 10' 11" (4.5m x 3.33m) a spacious double bedroom with rear aspect into the garden. Built in bedroom furniture.

Bedroom 3 14' 9" x 11' 7" (4.5m x 3.53m) currently arranged and utilised as a formal dining room but equally a good sized double bedroom with more delightful garden views. Glass internal door to Conservatory.

The return tread oak stair case from the Dining Hall leads to the Second Floor.

Bedroom 4 19' 2" x 16' 8" max (5.84m x 5.08m max) this large room has most recently been used as a Home Office/Study. Side window with pleasing views and 2 roof lights. Built in storage cupboards. This could be a wonderful Master Bedroom or Teenagers Den.

Integral Garage 30' 4" x 16' 5" max (9.25m x 5m max) a large garage with power and light. Access via 2 sets of double doors. Space for a car plus gardening equipment and ride on mower!

Loggia 10' 7" x 6' 10" (3.25m x 2.10m) what a fabulous space. This indoor/outdoor room provides an ideal area to enjoy the peace and tranquility of your surroundings while staying dry in the



Bedroom 1 En-Suite Bathroom



Bedroom 3



Bedroom 2



Bedroom 4



open but 'glass roofed' room.

Outside

Gardens Cherry Fold gardens are on a really good sized plot with fabulous country views from every angle. They comprise of generous areas of sloping lawns, mature trees, orchard, vegetable plots and greenhouse etc. To the front are a couple of lovely level lawned areas and a roof terrace over the garaging with attractive wrought iron balustrading with some mature shrubs and rockery style plantings and the most spectacular views! Directly to the rear of the property are slate paved patios and pathways leading around to the side garden and steps back down to the front.

Services: Mains water and electricity. Oil central heating. Private septic tank drainage. Solar roof panels - heat the water (no payments received)

Tenure: Freehold. Vacant possession upon completion.

Council Tax: Band F. South Lakeland District Council.

Viewings: Strictly by appointment with Hackney & Leigh Grange Office.

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



Rear garden



Ordnance Survey Ref: 00987782

Cherry Fold, Woodgate, Lowick Green, Ulverston, LA12

Approximate Area = 3453 sq ft / 320.8 sq m (includes garage)

For identification only - Not to scale



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