



Estate Agency Act 1979

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of JH Homes has the authority to make any representation or warranty in relation to the property. All electrical appliances mentioned, power points or heating systems have not been tested by this office and therefore cannot be guaranteed to be in working order. All measurements are approximate in these details.

JH
Homes

JH
Homes

£575,000



1



2



1



GARAGES &
PARKING

Whinfield Coach House, Lindal, Ulverston, Cumbria, LA12 0LE

For more information call **01229 314049**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Truly rare opportunity to purchase a substantial detached former Coach House set on a very large and impressive plot within the hamlet of Whinfield to the outskirts of Ulverston. Offering superb potential for modernisation, refurbishment, and further development to create an individual and spacious home in this excellent setting with outstanding far-reaching views over the surrounding countryside. The property currently offers entrance porch, a large hall, sitting room, dining/kitchen, two double bedrooms and bathroom as well as two large loft rooms and numerous basement rooms including two garages, sauna & shower room. The property whilst in need of modernisation has been re roofed recently, has some uPVC double glazing and oil-fired central heating system. The immense potential this property offers will be appreciated upon inspection.



DIRECTIONS

Proceeding out of Ulverston on the A590 passing through Swarthmoor and then across the new roundabout. Continue along Ulverston Road the A590 and take the turning on the right-hand side before for the village of Lindal with a signpost to Marton, Browns Farm Shop & Lindal Moor Cricket Club. Proceed to the crossroads and continue straight across and take the first turning on the right-hand side towards Whinfield continue along the lane carrying straight on until you see the gated access to Winfield Coach House, continue through the gate and the property is situated at the end of the lane.

GENERAL INFORMATION

TENURE: Freehold
COUNCIL TAX BANDING: F
LOCAL AUTHORITY: South Lakeland District Council
SERVICES: Mains services including electric, water private drainage.





Accessed from the rear from an aluminum framed double glazed door opening into:

ENTRANCE HALL
Radiator and a half-glazed door providing access into:

DINING KITCHEN
17' 7" x 11' 10" (5.38m x 3.62m)
Windows to the side elevation as well as a wood framed double glazed window to the front. Of good proportions and fitted with a range of base, wall and drawer units of an older style and design with wooden doors and complimentary wood edged worksurface. Incorporating single drainer sink unit with mixer tap, electric hob, electric double oven and built-in fridge with matching décor panel. Island style divide between the kitchen and dining area. Strip light as well as ceiling light point and radiator. Connecting half glazed door provides access to the staircase leading to the basement and further fully glazed door opens into:

HALLWAY
Providing access to the living quarters and then to a bedroom and bathroom. Glazed door to built-in cupboard with hanging rail and storage shelf.

INNER HALL
16' 0" x 7' 8" (4.90m x 2.36m)
Wood framed double glazed window looking to the rear garden and double, bow fronted French doors with bullseye pains open to the side porch. Radiator, large picture window to the adjacent sitting room and connecting door to the loft rooms. Access to two bedrooms and bathroom.

SIDE PORCH
Accessed from a glazed door with two single glazed windows, tiled floor with deeper tiled windowsills that offer a pleasant view over the gardens and towards the neighbouring property.

SITTING ROOM
19' 4" x 16' 0" (5.91m x 4.89m)
Two uPVC double glazed windows to the side and an older set of aluminium double-glazed doors to the front that offer an unequalled view over the surrounding countryside Birkrigg and the Hoad Monument beyond the grounds. Further wood framed double glazed window to the rear overlooking the garden. Inglenook style fireplace with substantial polished wooden mantel, decorative stone side pillars and recessed granite style hearth featuring wood burning stove. Radiator, power sockets and the wall light point above of the fireplace.



BEDROOM
17' 7" x 9' 11" (5.38m x 3.03m)
Two uPVC double glazed windows offering a fabulous aspect over the garden and countryside beyond. Double room with radiator, ceiling light points and power sockets.

BEDROOM
10' 0" x 9' 10" (3.07m x 3.02m)
High-level uPVC double glazed window to the rear elevation. Double or twin room which also has an access point to a loft area.

BATHROOM
13' 3" x 7' 2" (4.06m x 2.20m)
5-piece coloured suite comprising of moulded wash basin with mixer tap and storage cupboard under, WC, corner bath and shower cubicle. UPVC double glazed window, full tiling to walls, radiator. Door opening to airing cupboard housing hot water tank and offering shelving space.

BASEMENT HALL
Staircase leading down from the kitchen. Exposed beams to the ceiling partial traditional panelling to wall and former window with railing. Door opening from to the former stable and sauna room.

FORMER STABLE
17' 9" x 15' 10" (5.42m x 4.85m)
On two stepped levels with high-level window to one side. Spacious and useful room used for storage/workshop space with traditional cobbled floor and former stall. Electric circuit breaker control point, electric light and power sockets. Connecting door to utility/boiler room.

UTILITY/BOILER ROOM
13' 1" x 9' 3" (4.00m x 2.84m)
Housing oil-fired boiler for the central heating system, wood-burning boiler to supplement the oil heating when in use however we're advised is currently disconnected. Plumbing for washing machine and door and window to the garden.

SAUNA ROOM/SHOWER ROOM
15' 10" x 8' 1" (4.85m x 2.48m)
Original style panelling to the walls, built-in pine sauna cubicle with electric heater, pine flooring and access to adjacent shower room which has a tiled floor, single glazed window, shower cubicle, WC, wash basin and a continuation of the panelling to one wall. Radiator, electric light and pine door to the lower basement hall.

GARAGE
18' 1" x 9' 5" (5.53m x 2.89m)
Window, electric light, power and up and over door. Connecting internal door opens to:

FURTHER GARAGE
15' 6" x 9' 4" (4.74m x 2.87m)
Window, electric light and up and over door - not in working order.

EXTERIOR
Whinfield Coach House is approached via a private driveway with gated access and a grass centred drive leading to the property. Parking to the front and gated access to the side leading round to the rear of the house. It is to be noted that across this area there is a public footpath. The gateway provides access to the drive leading to the rear of the property to a large parking/turning area which also gives access to the two under house garages.

The gardens are expansive and laid to grass with hedging, shrubs bushes and trees including mature apple trees. Area of paddock land to the side bordered by fencing to neighbouring Farmland.

To the right of the driveway is a substantial stonewall with gated access leading to a further extensive area of garden laid to lawn with a mature monkey puzzle tree and borders.

The gardens are a fantastic feature of this wonderful property offering excellent views and sunny aspects. Properties of this nature with this size of garden are rarely available and this excellent property will be appreciated up on internal inspection to appreciate the full potential on offer.