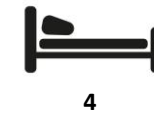




JH Homes

£625,000



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	79 C
39-54	E		
21-38	F		
1-20	G		



JH Homes

Estate Agency Act 1979
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Pomona, Lowick Green, Ulverston, LA12 8DX

For more information call **01229 445004**

2 New Market Street
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LA12 7LN

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Pomona is a superb 17th c traditional property situated in this prominent location in the beautiful Crake valley, bordering the edge of the Lake District National Park. This unique property has been lovingly restored by the current owners to offer a superb quality home with lots of character, retaining many of the original features that can only be truly appreciated upon internal inspection. Offering spacious accommodation with four bedrooms, two of which come with en-suite shower rooms, three good reception rooms and a lovely dining kitchen with oil fired AGA. Set on a fabulous 1/2 acre plot comprising of well stocked cottage front garden, lovely rear courtyard and fabulous south facing rear garden with orchard overlooking open fields. Ample off road parking for several cars and an impressive stone built four car garage with workshop above. Built in 2009 this building offers further potential to be converted into additional accommodation or office space if required. Solar PV panels to rear of the property (providing ongoing FIT payment), Biomass central heating boiler which is carbon neutral, secondary and double glazing throughout. Stunning family home in a fabulous location that must be viewed to be appreciated.

Lowick Green is a small rural hamlet nestled between Ulverston and Coniston. Situated on the fringes of the Lake District National Park, the property is surrounded by open fields and countryside, with glimpses towards The Old Man of Coniston in the distance. The Cumbria Wildlife Trust Nature Reserve at Lowick Common is just a five minute walk from the property, approx 270 acres, offering fabulous walks and stunning views of the Lake District Fells. The historic market town of Ulverston is a 10 minute drive away where there are a number of eateries including many cafes, pubs and restaurants as well as boutique-style shops, indoor/outdoor market, banks and building societies, Post Office and cinema. There is also Booth's supermarket, Co-op and Tesco Express, as well as schools for all ages and railway station which connects to the West Coast mainline.



DIRECTIONS

The property can be found by using the following "What Three Words"

<https://w3w.co/rushed.marbles.suave>

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX BANDING: F

LOCAL AUTHORITY: South Lakeland District Council

SERVICES: Mains services including electric, water and drainage. Wood pellet biomass boiler and oil for the Aga.

PLEASE NOTE: The size of the garden has been supplied by the seller.





Property is accessed from the front of the property through a traditional wooden door with leaded patterned glass upper pane that opens directly into

RECEPTION HALL

Original polished flagged floor, lots of character including heavy timbered beams, ceiling timbers and wooden lintels. Single glazed multi-paned secondary glazed window to the front elevation offering a lovely aspect to the front garden area. Beautiful reception area with cast iron radiator and doors offering access to sitting/dining room, snug and kitchen. Door to an under stairs store and ground floor WC.

WC

Window to side, WC and wash basin with tiled splashback and exposed timber lintel.

SITTING/DINING ROOM

18' 10" x 12' 11" (5.75m x 3.95m)

Traditional sash windows to the front and rear elevation which are double glazed with further secondary glazing. Lovely aspect over the front garden and beyond to the Lakeland Hills and woodland, and to the rear a matching window looks to the rear garden and the garage building. Beautiful 17th century oak framed window with leaded glass that is to the half landing to the staircase. Stripped wood flooring, coving to ceiling and embossed ceiling rose. Stunning feature, central fireplace with white marble fire surround, cast inset with open grate for a real fire with slate flagged hearth and cast iron radiator. Ample space for both dining and living purposes, built-in cupboard with the electric circuit breaker control point.

SITTING ROOM

15' 6" x 11' 6" (4.73m x 3.53m)

Beautiful window to the front elevation with window seat which is a traditional multi pane sash design with secondary glazing and original working shutters. To the rear of the room is a further set of single glazed sash windows behind secondary glazing. Beautifully presented with heavily beamed and timber features to the ceiling and original inglenook fireplace with black painted stone fire surround, flagged hearth and housing multi fuel stove. Complemented with an oak over mantel shelf and white painted traditional wall cupboards to the side, offering good storage. Cast iron radiator, three wall light points and additional spot lighting.

DINING KITCHEN

12' 10" x 15' 3" (3.93m x 4.65m) widest points of 'L' shape

Fabulous roughly L-shaped room that has leaded double glazed timber window offering aspect to the rear garden. Fitted with a bespoke range of base, wall and drawer wooden units complimented with solid oak wood work surface, Belfast style sink with brass taps and tiling to splash backs. Further freestanding units, pantry style cupboard, island unit and built-in fridge freezer with wooden doors and panelling. Lovely cream AGA which is oil fired reassessed into a former fireplace with Oak lintel and stone sides, slate surfaces to either side of the Aga with cupboards underneath. Attractive tiling to the splashback of various designs, slate floor, exposed timber and beam features to ceiling and cast iron radiator.

UTILITY AREA

5' 1" x 4' 1" (1.55m x 1.27m)

Open access from the side of the kitchen to a utility area which has further solid oak work surface, oak framed windows which is double glazed overlooking the courtyard and garden. Under the work surface is a curtained screen offering recess, plumbing for washing machine and dryer.

REAR PORCH

Modern oak door with double glazing panes opening to the courtyard, coat hooks to the wall and slate tiled floor.

FIRST FLOOR LANDING

Galleried style with traditional wooden spindles and hand rails. Three wall light points, radiator and exposed feature beam. Linen cupboard with shelving. Beautiful wooden lintel to the half landing with a original oak framed feature window.

BEDROOM

13' 3" x 11' 7" (4.05m x 3.54m)

Well-proportioned room with window to the front elevation, exposed wooden lintel, window seat with secondary glazing to the older sash window to the front and offering a pleasant outlook. Immense character with beams and panelling to the walls, traditional style door with blacksmith made hinges and latches to the landing and en-suite. Stripped wood flooring, lovely traditional feature, fireplace with original Georgian-style cast hob grate finished with Delft tiles and slate hearth. Electric light and power including traditional wall light features and cast iron radiator.

ENSUITE

11' 6" x 4' 1" (3.52m x 1.25m)

Three-piece suite in white comprising of traditional style wash basin with lovely hand painted blue and white tiled splashback and glass shelf above, fixed mirror, WC and shower cubicle with electric shower and tiled cubicle. Continuation of stripped wood flooring, alcove shelving, feature exposed wooden lintel, wall panelling and beautiful window to the rear with secondary glazing with leaded stained glass upper panes.

BEDROOM

12' 11" x 10' 6" (3.96m x 3.21m)

Lovely room with traditional stripped wood flooring, original Victorian cast fireplace with slate hearth and double glazed sash window with secondary glazing to the front elevation offering a pleasant view across the valley. Cast iron radiator and door to en-suite shower room.

ENSUITE

Traditional three-piece suite comprising of WC, wash hand basin and shower cubicle with electric shower. Tiling, radiator, wall light point, coving to ceiling and ducted extraction as well as a continuation of the stripped wood flooring from the bedroom.

BEDROOM

11' 2" x 9' 4" (3.42m x 2.86m)

Traditional secondary glazed sash window with oak exposed lintel to the front elevation with window seat. Stripped and painted floor with screened wardrobe area with voiles and canopy to the corner of the room. Cast iron radiator, electric wall and ceiling light point.

BEDROOM

12' 8" x 7' 3" (3.88m x 2.23m)

Traditional style window to the rear elevation with leaded stained glass upper panes, secondary glazing and offering an outlook over the delightful rear garden and countryside beyond. Further double room with stripped wood flooring, cast iron radiator, coat rack fitted to wall and fitted corner cabinet to the side of the room. Wall light point, and exposed timber features.

BATHROOM

9' 1" x 7' 7" (2.77m x 2.32m)

Spacious room fitted with a traditional style suite to include roll top, ball and claw foot bath, WC, shower cubicle with folding glazed screen and tiled cubicle and traditional wash basin. Tiled up stands and glass shelf with fixed oak frame mirror above. Wall light point, exposed timbers including a post to the side of the shower, extractor fan to the ceiling and cast iron radiator. Traditional style secondary glazed window with leaded stained glass, upper panes and pattern glass panes to the rear elevation.

STUDY/STORE

11' 3" x 5' 6" (3.43m x 1.70m)

Multi pane double glazed window to rear. Built-in wardrobe with hanging rail, shelving and open storage lockers to the side. Feature painted staircase leads to an attic room.

ATTIC ROOM

13' 1" x 11' 5" (3.99m x 3.49m) limited head height

Gable window offering a lovely aspect as well as a Velux double glazed rooflight with views to the rear garden and open fields beyond. Painted beams, radiator, two wall light points and spotlights to eaves. Fantastic room ideal as an occasional bedroom, children's playroom etc.

EXTERIOR

Set back from the road with a wide driveway which is slate gravelled and offers ample parking for numerous vehicles. Beautiful mature shaped Yew tree to the front, rose arch with mature dematis and wisteria climbing up the front of the property. Front lawn with stone retaining walls, enclosing a mature cottage style garden and gated pedestrian access to the pavement.

Parking area with gate giving access to the rear south facing courtyard.

The courtyard, which is a lovely seating area, is brick set with stone retaining wall and stepped access leading up to the garden and workshop above the garage. Continuing further around the rear of the property gives access to the boiler room and further outbuildings.

The boiler room houses the Windhager biomass pellet boiler with feed hopper for the central heating and hot water systems.

To the side is a log store, further lean to store, and plastic oil storage tank for the AGA.

At the rear the main garden of the property is of generous proportions of approximately 0.3 of an acre and is bordered by farmland. Orchard to the upper section, useful garden store with patio to the side and border areas to the perimeter. Accessed both from the steps leading from the courtyard as well as a sloping grassed ramp with gated access to the side of the garage. The garden offers sunny aspects throughout the day and is an excellent compliment to this already excellent family home.

GARAGE/WORKSHOP/STUDIO BUILDING

27' 7" x 16' 0" (8.41m x 4.89m)

Built over recent years and is stone faced under a slated roof with double glazed windows and electric light and power. The lower four car garage has numerous power sockets, personal door to the side and front double access doors with double glazed upper panes. The workshop/studio above features a fabulous oak trussed roof construction, has double glazed windows, two velux roof lights, LED strip lighting, pitch pine tongue and grooved flooring and a fitted flue through the roof ready to connect to a log burner. Constructed in 2009 to building regs suitable for dwellings, means this offers an easy and fantastic opportunity for further development ie. additional accommodation subject to achieving the acquired permissions.

WOKSHOP/STORE

14' 11" x 11' 3" (4.57m x 3.44m)

With window, power and light.

