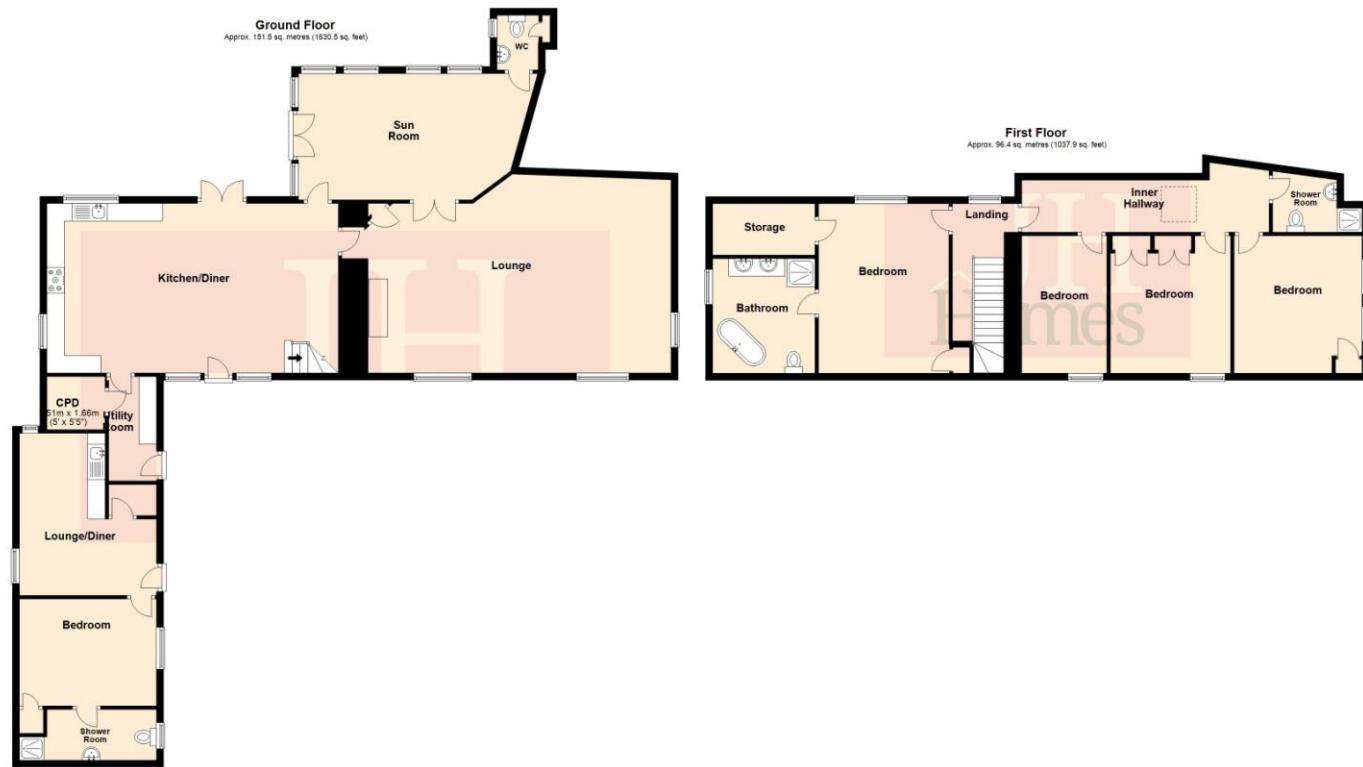


JH
Homes

£435,000



Total area: approx. 247.9 sq. metres (2668.4 sq. feet)



3 INCLUDING ANNEX



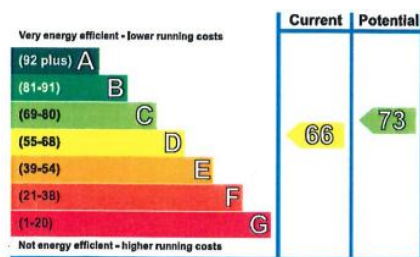
5 INCLUDING ANNEX



3 INCLUDING ANNEX



GARAGE & PARKING



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

Moorhouse Barn & Annex, Scales, Ulverston, LA12 0PF

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

A substantial barn conversion with annex situated in an excellent rural position to the outskirts of the village of Scales, offering convenient access through the neighbouring low Furness villages to Ulverston Dalton and Barrow. The property is offered for sale with vacant possession and no upper chain and offers a superb spacious family home that will be appreciated upon inspection. The main house comprises of farmhouse style dining kitchen, spacious living, room large sun room, master bedroom with ensuite, three further bedrooms and shower room. Whilst the annex offers a living room/kitchen, double bedroom, and shower room which would be perfect for a family member of as an additional letting income. Off-road parking a garage and lovely rear garden with excellent sunny aspects. With oil fired central heating double glazing and offering a home ready for early occupation with viewing highly recommended.



DIRECTIONS

From Ulverston proceed through Swarthmoor to the new roundabout continue straight across and taking the next turning on the left-hand side signed to Great Urswick. Continue through Great Urswick passing the General Burgoyne and then after passing the Primary School continue through the next village of Little Urswick. Stay on the road until reaching the junction turning left towards Scales and as you proceed along the road Moorhouse Band is the second driveway on the right-hand side.

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX BANDING: F

LOCAL AUTHORITY: South Lakeland District Council

SERVICES: Main services are electricity and water. Drainage is awaiting confirmation.





Accessed from the front through a wooden door with double glazed pane and matching side windows opening directly into:

KITCHEN/DINER

27' 3" x 15' 10" (8.33m x 4.83m)

Stunning room of vast proportions beautifully fitted with an attractive range of units to one end with complementary works surface incorporating single sink and drainer with mixer tap, feature stone sided recess housing Rangemaster Leisure cooker into the stone inglenook style area with timber lintel feature. Additional appliances include built-in dishwasher and space for fridge freezer. Set of double-glazed French doors open to the rear patio and garden, two double glazed windows with deep sills, ample space for large family style dining table and to the side of the room the staircase returns to the first floor. Light wood grain laminate style flooring, radiator, ample power sockets, ceiling light point and internal doors provide access to sunroom, living room and utility room.

UTILITY ROOM

9' 9" x 5' 10" (2.98m x 1.80m)

Double-glazed window to the parking area. Featuring an area of work surfacing, recess and plumbing for washing machine, stainless-steel sink unit with mixer tap, tiling to the floor and radiator. Solid door opens to the drive and further door to boiler cupboard with Worcester Oil fired boiler for the central heating and hot water systems.

LOUNGE

30' 10" x 18' 7" (9.40m x 5.67m)

Vast room beautifully presented with mock timber features to walls and ceiling and substantial stone fireplace with raised hearth housing an electric stove effect fire. Two radiators, seven wall light points and two ceiling light points. Windows to the front and side elevations offering present aspects over the surrounding countryside superb room of excellent proportions. To the side of the room are a set of double wood-stained doors which are half glazed opening to the sunroom.

SUNROOM

22' 5" x 15' 2" (6.84m x 4.64m)

Set of French doors to the patio and garden. Double glazed windows to two sides and offer a fabulous aspect over the garden and surrounding countryside. Light wood grain laminate flooring, three wall light points and ceiling light point. Door to the corner of the room provides access to a separate WC.

WC

Useful room with WC and wash basin with cupboard under and small double glazed patterned glass window and radiator.

FIRST FLOOR LANDING

Staircase leading to the first-floor landing with VELUX roof light, radiator, exposed beam effect features and doors to the master bedroom and inner landing.



MASTER BEDROOM

15' 9" x 13' 1" (4.82m x 4.01m)

Excellent double room beautifully presented with double-glazed window to the front elevation with deep sill offering a great aspect over surrounding countryside beyond the garden. Exposed timber effect features, with dark wood grain laminate style flooring and radiator. Bedroom furniture matching the style of the room and may be available by separate negotiation. Connecting door to the en-suite with further door to an over stairs store and walk-in dressing room with hanging rail and shelving that also contains the pressurised hot water tank.

ENSUITE

9' 7" x 10' 6" (2.93m x 3.21m)

Traditional style suite in white comprising of WC, roll top freestanding bath with ball and claw feet and central taps. Wonderful pine dresser style unit with two sinks, cupboards and drawers and large pine framed mirror above. In addition is a walk-in shower cubicle with thermostatic shower, exposed beam effect feature and timber effect lintel. Ceiling light point, two wall light points, tiling to the floor and radiator.

INNER LANDING

Velux double glazed rooflight, radiator and power sockets. Exposed timber effect features and re internal doors to three further bedrooms and the shower room.

BEDROOM

12' 8" x 7' 10" (3.87m x 2.39m)

Low-level double-glazed window with timber effect lintel the room has further timber effects to ceiling, radiator, ample power sockets and telephone extension point. Access to loft.

BEDROOM

10' 6" x 11' 4" (3.22m x 3.47m) plus wardrobe

Further double room with low-level double-glazed window timber effect lintel feature and further timber effect beam features. Doors to large wardrobe with hanging rail and shelf, the room further has radiator, power sockets and telephone extension point.

BEDROOM

11' 10" x 12' 9" (3.62m x 3.89m)

Two double glazed windows to the gable wall offering fabulous aspect over the surrounding countryside. Double room with timber effect features, built-in wardrobe and radiator.

SHOWER ROOM

6' 3" x 5' 8" (1.91m x 1.74m)

Fitted with a traditional style three-piece suite in white comprising of WC, pedestal wash hand basin and shower cubicle. Full tiling to floor and walls, extractor fan and radiator.

ANNEX

Excellent annex that offers superb potential to generate additional income or two be used by dependant relative older child etc.

Accessed from the parking area to the front by a wide doorway suitable for wheelchair access that opens directly to the living/dining kitchen.

OPEN PLAN LIVING/DINING/KITCHEN

14' 11" x 10' 1" (4.57m x 3.08m)

Excellent room with exposed beam and truss features, comprises of units with wood grain finish to the doors and drawers with high gloss granite effect work surface over and splashback. Incorporating stainless-steel sink unit with mixer tap and two ring electric hob. Modern electric heater and door to boiler/utility cupboard that has plumbing for washing machine and electric heater for the hot water system. Windows to side and rear elevation.

BEDROOM

12' 9" x 9' 10" (3.90m x 3.02m)

Exposed beam effect features and double-glazed window to the side elevation. Pleasant double room with built-in wardrobe, modern electric heater and connecting door to the en-suite.

ENSUITE

12' 9" x 9' 10" (3.90m x 3.02m) widest point

Shower cubicle with glazed door, thermostatic shower, wash basin and WC. Double-glazed window and electric towel radiator and extractor fan.

EXTERIOR

The properties have a wide driveway which is gravelled and offers ample off-road parking. To the corner of the drive is a stone-faced garage. To the rear of the property is a fabulous garden with a large patio with connecting doors to both the kitchen and sunroom. Lovely sunny aspects and access to lawn with border to the side planted with mature shrubs and bushes and conceals the oil storage tank for the central heating boiler. The gardens offers excellent outside space and adjoins the adjacent farmland.

GARAGE

16' 7" x 11' 10" (5.06m x 3.61m)

Excellent garage with an up and over door, double glazed window and offering excellent storage or parking facilities.