



JH  
Homes

£495,000



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GARAGE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58   D	78   C
39-54	E		
21-38	F		
1-20	G		



**Estate Agency Act 1979**

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JH  
Homes

Rowans, Belmont, Ulverston,  
Cumbria, LA12 7HD

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Fantastic, detached house situated in this excellent location that offers some outstanding views over the beautiful surrounding countryside, over the rooftops of Ulverston, towards Birkrigg and Morecambe Bay. Occupied by the current owners for many years, during which time it has been carefully cared for and maintained and is now offered for sale due to relocation. Offering a most comfortable well-appointed detached home comprising of, entrance hall, lounge, dining room, kitchen, utility, store, WC, three good bedrooms, bathroom and separate WC. Gas fired central heating system, uPVC double glazing and gas fired AGA to the kitchen. Further complemented with attractive gardens that have been terraced to provide seating areas to enjoy the open views at both the front and rear. On road parking to the front, modern detached garage to the rear and in all a superb property in a lovely location viewing is essential to appreciate this comfortable home and it's fantastic position.



#### DIRECTIONS

From the office of JH Homes proceed down the cobbled Market Street and at the roundabout take the first turning on the left onto Brewery Street. Continue through the pedestrian crossing onto Fountain Street and after next pedestrian crossing turn right onto Church Walk. As you proceed down Church Walk turn left onto Seaview then right on the Beach Bank following the road turning left up onto Green Bank. Follow Green Bank then into Belmont, proceeding up the hill Rowans is situated just before the pair of semi detached period houses.

#### GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX BANDING: E

LOCAL AUTHORITY: South Lakeland District Council

SERVICES: All mains services including, gas, electric, water and drainage.





Accessed through an Oak shaded uPVC double glazed door with matching frosted side window. Door opening directly into:

#### **ENTRANCE HALL**

Bright and inviting entry point to the property that has access to both the dining room and lounge. Radiator, ceiling light point and to the end of the hall the staircase leads to the first floor with large uPVC double glazed feature window that looks to the rear garden. In addition, there is a door to a useful under stairs storage cupboard with fitted coat hooks and light. WC to the half landing.

#### **WC**

4' 9" x 4' 4" (1.46m x 1.33m)

Fitted with a traditional style two-piece suite comprising of WC and corner mounted wash basin. Radiator, towel rail with fitted mirror, electric light and uPVC double-glazed stained-glass window.

#### **LOUNGE**

16' 9" x 14' 7" (5.13m x 4.46m)

UPVC double glazed picture window to the front elevation offering a most impressive view over the surrounding countryside, rooftops of Ulverston towards Birkrigg and over Morecambe Bay.

Set of uPVC double glazed French doors opening to the rear garden, slate feature fireplace with multi fuel stove, inset lights to ceiling, two radiators, ample power sockets and TV point.

#### **DINING ROOM**

12' 9" x 10' 11" (3.90m x 3.35m)

Feature uPVC double-glazed picture windows to the front and side elevation, with the front window offering again a stunning aspect beyond the garden over the surrounding countryside with the bay beyond. Light wood grain effect laminate flooring, kitchen units create a peninsula divide, radiator and ceiling light point.

#### **KITCHEN**

12' 5" x 9' 4" (3.81m x 2.86m)

Comprehensively fitted with a range of base, wall and drawer units with solid Oak doors, metallic bar handles and granite work surface over incorporating one and a half bowl sink and drainer with mixer tap and drainer grooves to the work surface. Gas fired AGA with twin hot plates, oven, and warming drawer. Built-in dishwasher and Oak effect PVC door to the side porch/utility.



#### **UTILITY ROOM**

12' 5" x 4' 3" (3.81m x 1.31m)

Polycarbonate style roof and uPVC double glazed doors to the front and rear. Wall-mounted Glow-worm boiler for the central heating and hot water systems, space and plumbing for washing machine and dryer above as well as space for freestanding fridge freezer etc. Tiling to floor and to the end is access to a pantry store.

#### **PANTRY STORE**

9' 2" x 4' 2" (2.80m x 1.29m)

Electric light and fitted shelves.

#### **FIRST FLOOR LANDING**

Large uPVC double-glazed feature window that overlooks the rear garden. Access to bedrooms and bathroom as well as door to a useful storage cupboard with shelving.

#### **BEDROOM**

14' 9" x 10' 4" (4.52m x 3.16m) plus wardrobe

Double room with uPVC double glazed windows to the front and rear elevation, offering both views over the garden, surrounding fields and over the rooftops of Ulverston towards Birkrigg and Morecambe Bay and to the countryside beyond the rear garden. Coving to ceiling, radiator, wall light point and two ceiling light points. Two sets of double doors to built-in wardrobe.

#### **BEDROOM**

13' 8" x 10' 0" (4.19m x 3.05m)

Further excellent double room with two large uPVC double glazed windows to the front elevation that offer the same excellent views. Wardrobes to either side and radiators.

#### **BEDROOM**

9' 10" x 7' 0" (3.00m x 2.14m) plus wardrobe

UPVC feature double glazed window to the front offering stunning panoramic views. Generous single room currently used as a home office. Radiator, light, power, built-in double wardrobe and fitted shelving to the wall.

#### **WC**

Low flush WC, uPVC double glazed window with fitted blind and access to loft.

#### **BATHROOM**

9' 4" x 5' 4" (2.87m x 1.64m)

Fitted with a modern two-piece suite, comprising of wash hand basin with mixer tap inset to vanity unit with storage cupboards under and ceramic shelf with oval mirror and electric light above. Curved shower bath with curved shower screen and over bath Mira electric shower. Modern panelling to walls, uPVC double glazed window with patterned glass pane and fitted blind and radiator. Door providing access to a cupboard housing the lagged hot water tank with shelved airing space and providing access to a loft store. Wood grain effect flooring, two ceiling lights and wall light point.

#### **EXTERIOR**

Accessed from the front by a feature gate leading to the stepped path that winds up to the house. The front garden is particularly well stocked and maintained with a wide variety of trees shrubs and bushes. There is a lower banked grass garden area and large slate crazy paved patio/terrace and above this is an additional large patio and seating area adjacent to the front doors. All of which take advantage of the stunning views at the front of the property.

To the rear again is a most attractive and well stocked garden with flagged path, lawns and mature trees shrubs and bushes including Apple Tree. The pathway leads to an upper terraced seating area with gated access to the service lane and access to the garage/store. From the terrace there is gated access to the rear lane.

#### **GARAGE/STORE**

19' 11" x 10' 6" (6.08m x 3.21m)

Up and over door and personal door to the side and rear. Modern concrete block construction with shelving and workbench etc. Light, power sockets and the pedestrian door to the rear opens to a lean-to greenhouse which also has light.