

Total area: approx. 309.6 sq. metres (3332.0 sq. feet)



4



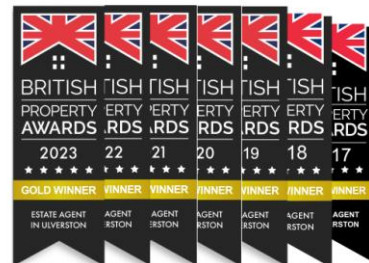
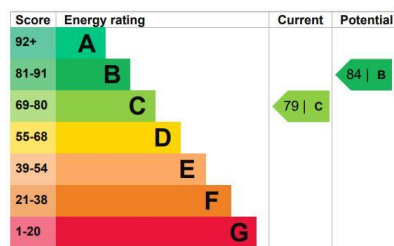
5



3



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.

Dale View House, Great Urswick, Ulverston, Cumbria, LA12 0SX

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Carefully thought out family home Dale View House is an exemplary, beautifully presented detached five bedroom property designed and built for the current owners in 2005/2006 by Guardian Homes. Offering generous appointed accommodation which is well presented and a credit to the owners. Situated within the heart of Great Urswick in a private position with lovely sunny aspects over countryside. Comprising of porch, hall, WC/cloakroom, office, lounge, sun room, open plan kitchen/diner, store room/utility, three bedrooms to the first floor with master having an en-suite and dressing room and further two bedrooms, another with an en-suite to the second floor.

Complete with gas central heating system with underfloor heating to the ground floor, timber engineered double glazed, sliding sash windows with the sun room being uPVC double glazed, driveway parking and large integral garage with loft room above.

Offering walks from the doorstep. Urswick Tarn as well as the village primary school with the added advantage of the popular market town of Ulverston being nearby as are Dalton & Barrow-in-Furness plus within a short drive The Lakes is on your doorstep.



DIRECTIONS

From our office in Ulverston proceed along the A590 towards Barrow in Furness passing through the roundabout at Swarthmoor Cross-a-Moor. Take the left hand turning signposted to Urswick and continue into the village of Great Urswick. There is a duster of Cottages on the right before Brow End, Turn right up the narrow lane and the property is on the right hand side.

The property can be found by using the following "What Three Words" <https://what3words.com/shots.niece.plod>

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: E

LOCAL AUTHORITY: South Lakeland District Council

SERVICES: Mains Drainage, Gas, Water and Electricity





Accessed through a feature stone-faced archway.

PORCH

Slate tiled floor, double glazed windows to either side, external power point and two wall light points. Pillar box red front door with brass knocker and windows to either side opening to:

HALL

22' 6" x 7' 1" (6.86m x 2.16m)

Inviting and opulent entry point to the property with under floor heating to the Karndean flooring with carpet centre and Oak staircase leading to the first floor. Door to under stairs storage cupboard and internal oak doors to WC, office, lounge and kitchen/diner.

WC/CLOAKROOM

6' 0" x 6' 1" (1.83m x 1.85m)

Two piece suite comprising of white, low level WC with push button flush and wash hand basin. Above is a mirror and glass shelf with lighting. Tiling to floor with underfloor heating and double-glazed, sliding sash window.

STUDY

9' 10" x 9' 6" (3m x 2.9m)

Karndean flooring with under floor heating and Oak door with access to garage. Double-glazed, sliding sash window to the front with colonial style shutters.

LOUNGE

20' 9" x 15' 7" (6.32m x 4.75m)

Fabulous central sandstone, feature fireplace commissioned from Kendal Fireplaces, living gas flame fire with grate and feature cast backplate. Partially vaulted ceiling with fitted velux blinds to roof lights and double-glazed windows offering a lovely aspect beyond the perimeter of the property over farmland beyond. Integrated surround sound, picture wall lights and central light point.

INNER HALL

Oak internal door opens to an inner hall that looks to the gallery staircase and oak door to kitchen/diner. From here two steps with double glazed French doors give access to:

SUN ROOM

12' 10" x 12' 2" (3.91m x 3.71m)

UPVC double glazed windows set onto a low wall with a set of French doors opening to the garden and solid slate roof. Tiled floor with underfloor heating, power sockets and wall light points.

KITCHEN/DINER

22' 6" x 15' 4" (6.86m x 4.67m)

Fitted with a bespoke handmade kitchen which we are advised is made of Applewood decorated in Farrow & Ball Parma Grey complimented with granite work surface incorporating Belfast style ceramic sink with mixer tap and waste disposal macerator, matching central island with Miele five-burner hob, extractor over and below this a Miele double sized multifunction oven. Miele built-in dishwasher, eye level microwave and space for American style fridge freezer. Wooden sliding sash windows to side and front with colonial shutters offering an aspect towards the garden and driveway. Integrated wine racks and cookery book storage and glazed display cabinets as well as open fronted plate rack complimenting the stylish look of the kitchen. Tiled floor with underfloor heating, set of French doors to the side and rear opening to the garden. Central feature, fireplace with substantial timber lintel with TV bracket above fitted with Waterford multi-fuel stove with top hot plate.

FIRST FLOOR LANDING

Bespoke Oak galleried staircase from Knipe's of Allithwaite with polished handrail, spindles and treads opening to the first-floor landing and continuing up to the second floor. Radiator and internal doors to bedrooms and shower room.



MASTER BEDROOM

16' 11" x 15' 9" (5.16m x 4.8m)

Set of double-glazed windows to the rear overlooking countryside and French doors to the side opening to a Juliet balcony. Radiator, power sockets, ceiling light and wall light point. Oak internal door providing access to dressing room.

DRESSING ROOM

6' 9" x 9' 9" (2.06m x 2.97m)

Fitted wardrobes with a frosted front and wood trim with integrated lighting, double-glazed sash window, radiator and Oak internal door opens from here to ensuite bathroom.

ENSUITE BATHROOM

11' 0" x 9' 9" (3.35m x 2.97m) widest points

Fitted with a five-piece suite comprising of large shower cubicle with multi jet shower, double jacuzzi bath, WC and twin wash hand basins with monobloc mixer taps set to vanity unit with storage under and circular mirror above. Electric underfloor heating under Natural stone effect tiled flooring, wall mounted towel rail, inset lights to ceiling and half wood panelling to walls.

BEDROOM

12' 4" x 15' 10" (3.76m x 4.83m)

Generously proportioned room with two double glazed sash windows to the rear overlooking the surrounding countryside. Power sockets, ceiling light point, radiator and door to upper loft area above the garage.

BEDROOM

9' 10" x 11' 5" (3m x 3.48m)

Currently utilised as a dressing room with free-standing mirror fronted wardrobes but would make a good sized further double room if required. Double-glazed window, radiator, electric light and power.

SHOWER ROOM

11' 1" x 6' 9" (3.38m x 2.06m)

Comprising of large walk in tiled wet room with floor drain, rain shower head fitted to ceiling and further wall shower with recessed and illuminated displays, WC with push button flush and wash hand basin set to wash stand with storage under, monobloc mixer tap and bathroom cabinet above with side displays and electric light. Double glazed window with fitted colonial style blinds, wall mounted electric towel radiator, electric underfloor heating and full tiling to walls.

SECOND FLOOR LANDING

Feature circular window that looks to fields and Velux double glazed rooflight. Internal doors to bedrooms and set of double doors offering access to an eaves storage area.

BEDROOM

15' 1" x 15' 4" (4.6m x 4.67m) widest points

Double room with dormer double glazed window to the rear offering a beautiful aspect over the surrounding countryside. Radiator, double doors to built-in storage cupboard and further door to ensuite.

ENSUITE

5' 5" x 15' 4" (1.65m x 4.67m) widest point

Comprising of bath with glass shower screen, mixer tap and over bath shower with extraction fan, pedestal wash hand basin with mixer tap and mirror, shelf and light above and WC with concealed cistern and push button flush. Tiled splashbacks, chrome ladder style towel radiator and tiled flooring with electric underfloor heating. Velux double glazed roof light that offers a lovely aspect towards Birkkrigg and the surrounding countryside over the rooftops of the village.

BEDROOM

18' 11" x 15' 7" (5.77m x 4.75m)

Vaulted ceiling, radiator, Velux double-glazed roof light and further double-glazed window with seat in front and storage under offering beautiful views over the surrounding countryside. Doors to useful eaves storage areas.

GARAGE

17' 8" x 13' 3" (5.38m x 4.04m)

Insulated electric roller door, ample parking and is wide enough for general storage space. Electric light, power, drop down folding wooden ladder to the ceiling that opens to a loft area. The loft area has Velux rooflights, power, light, radiator and possibility to create an access door to bedroom two.

UTILITY ROOM

5' 11" x 13' 3" (1.8m x 4.04m)

Useful room which has fitted base units, work surface and stainless-steel sink unit with mixer tap. Recess and plumbing for washing machine and space for dryer. Wall-mounted Vaillant gas boiler for the heating and hot water systems and door to an airing cupboard housing the Vaillant pressurised hot water storage tank. Underfloor heating, double-glazed window and door to the rear of the property.

EXTERIOR

Excellent private brickset driveway with gated access, offering ample parking and turning space as well as well stocked mature trees shrubs and bushes to either side of the drive which leads to the garage. To the side of the garage is a useful area for bins/recycling etc and a door to the rear. Further door offering access to the side garden which leads to a flagged path and rear garden area. Steps from the pathway access a raised "Iroco" hard wood deck offering a lovely seating area with a good amount of sun throughout the day. To the corner of the decking is a consumer unit for the outside electrics with various power points and lighting around the property. There is also wiring for the driveway gate that has previously been motorised and could be reinstated if required.

The garden is laid to lawn with borders of mature trees, shrubs and bushes to the perimeter, substantial flagged patio immediately to the rear with the doors accessing the kitchen/diner and conservatory as well as a stepped access to a further flagged area which offers additional seating and general storage space etc and leading to a useful storage shed. The gardens are lovely feature of this home being easily maintained, offering privacy and sunshine throughout the morning, afternoon and evening.