



# Haverthwaite

£675,000

Ealinghearth Farm, Ealinghearth, Haverthwaite, Nr Ulverston, Cumbria, LA12 8JR

Nestled within this charming hamlet within the heart of the LDNPA, a captivating opportunity awaits for those seeking to restore and breathe new life into this spacious 4 Bedroom Semi-Detached Farmhouse. This character-rich property, with an attached Bank Barn, separate Dutch Barn, Shippons/Stables, Double Garage, Single Garage, Ample Parking plus an enchanting Orchard, Garden and Detached Woodland, offers a canvas for your dreams to flourish.

Comprising Entrance Hall, Dining Room, Sitting Room, Kitchen, Utility/Dairy and Bathroom to the Ground Floor; 4 Bedrooms to the First Floor. No Upper Chain.

## Quick Overview

Semi-Detached Farmhouse - 4 Bedrooms

2 Reception Rooms - 1 Bathroom

Lovely rural location

Attached Barn, Dutch Barn, Shippons/Stables

Double and Single Garage, plus Parking

Orchard, Woodland, Garden

Extend and Improve

Lovely walks on the doorstep

Close to the many attractions of South Lakeland

Ultrafast Broadband speed 1000 mbps available\*



4



1



2



F



1000 Mbps



Garaging and Parking

Property Reference: G2832





Entrance Hall



Dining Room



Bathroom



Utility/Dairy

**Description:** This unique Farmhouse, carries the echoes of a bygone era. While it may require some upgrading, it retains the soulful essence of rustic living. Envision transforming this once-grand dwelling into a modern haven while preserving its time-honoured features.

Adjacent to the Farmhouse is an attached Bank Barn which awaits rejuvenation, offering a wealth of possibilities. With vision and creativity, this space can be transformed into a remarkable extension of your living quarters, a studio or a workshop, serving both practical and artistic purposes. Currently used as Garaging/Wood Store and Stables to the Lower Floor and large Store to the Upper Floor.

A standalone Dutch Barn stands resolute, perhaps with the possibilities of creating an additional dwelling (subject to the necessary consents). Single Garage/Store to the side and Store/Shippon to the rear, with their rustic allure, can be revived for livestock or converted into additional space, limited only by your imagination.

To complete the picture is a super side Garden and Orchard offering the promise of a future harvest and the woodland provide an enchanting escape, perfect for exploration, reflection, or simply finding solace within this tranquil setting.

The Covered Entrance leads into the Entrance Hall with original panelled walls and stairs to the First Floor. To the left is the Dining Room with red brick open fire and super recessed dresser. To the right is the spacious Sitting Room with recessed spice cupboard and shelved cupboard. Fireplace with stained pine mantle and large Stovax wood burning stove with back boiler which heats the radiators. Beneath the carpet is a hidden slate flagged floor. From here we enter the Inner Hall with under-stairs storage cupboard and access to the Bathroom and Kitchen. The Bathroom has a 3 piece suite comprising bath with waterfall shower over and hand held shower, wash hand basin and WC. Shower panelled boards to bath and part tiled walls.

The Kitchen has a range of 'Pine' effect wall and base cabinets, with complementary worktops and inset single drainer sink unit. Space and plumbing for washing machine and cooker. UPVC double glazed rear entrance door and steps down to the Utility/Dairy with ample space for the white goods required today with a slate flagged floor and cold slab.

From the Entrance Hall the stairs lead up to the First Floor with Velux roof-light. Two steps to the right and one step to the left lead to 3 double Bedrooms all with views towards woodland. From the Landing four steps lead down to Bedroom 4 with pitched beamed ceiling and Velux roof-light.

Outside there is an Attached Barn ideal for creating additional accommodation to the Main House, or using as is Store Room/Stables, Garage/Wood Store. The Detached Dutch Barn with Garage/Store to the side and Shippons to the rear, could be used for a variety of uses or with a little imagination and a good architect could be created into additional accommodation (subject to the relevant planning permissions). Ample Parking to the rear of the property and behind the Dutch Barn.

The Garden to the side of the property is a little sun trap which





Sitting Room



Kitchen





Bedroom 2



Bedroom 3



Bedroom 4



Bedroom 1

leads to further sloping side Garden and Orchard, all laid to lawn with a variety of fruit trees and mature shrubs. To the front of the property either side of the main entrance are 2 small well planted flower borders. Attached to the Farmhouse is an external stone Store which could be created into a delight Garden Room!

Just a short walk away is a strip of woodland with a variety of evergreen and deciduous trees amounting to approx 0.47 of an acre.

Early inspection recommended. No Upper Chain.

**Location:** 'Ealinghearth Farm' is situated on the edge of the delightful village of Haverthwaite approximately 4-5 miles from the market town of Ulverston where every day amenities can be found including banks, post office, shops, supermarkets etc. The foot of Lake Windermere at Newby Bridge is approx 2½ miles away and the many attractions of the South Lakes are within driving distance.

To find the property proceed along the A590 from Newby Bridge in the direction of Ulverston/Barrow-in-Furness. Go past the 'Haverthwaite Railway Station' and bear right signposted Bouth/Satterthwaite. Follow the road and at the 'T' junction bear right and follow the road for 0.8 of a mile and turn left signposted Satterthwaite/Grizedale. After 20 yards turn immediately right and follow the shared road, keeping left. At the top of the road, turn left and parking is on the left.

#### Accommodation (with approximate measurements)

##### Covered Entrance

##### Entrance Hall

Dining Room 11' 10" x 10' 0" (3.61m x 3.05m)

Sitting Room 13' 10" x 13' 2" (4.22m x 4.01m)

Kitchen 17' 4" x 7' 4" (5.28m x 2.24m)

Utility/Dairy Room 17' 5" x 7' 4" (5.31m x 2.24m)

##### Bathroom

Bedroom 1 17' 5" max x 10' 8" max (5.31m max x 3.25m max)

Bedroom 2 17' 3" x 9' 4" (5.26m x 2.84m)

Bedroom 3 9' 6" x 7' 3" (2.9m x 2.21m)

Bedroom 4 12' 7" x 7' 6" min (3.84m x 2.29m min)

Top Barn 19' 1" x 17' 10" (5.82m x 5.44m)

Stables/Shippin 17' 11" x 11' 9" (5.46m x 3.58m)

Double Garage/Wood Store 24' 9" x 22' 10" (7.54m x 6.96m)

Dutch Barn 43' 5" x 19' 4" (13.23m x 5.89m)

Shippin/Store to rear of Dutch Barn 41' 10" x 9' 0" (12.75m x 2.74m)

Single Garage/Store 20' 2" x 13' 2" (6.15m x 4.01m)

**Services:** Mains water and electricity. Immersion heater switchin Kitchen. Wood burning stove with back boiler. Shared septic tank with Goblin Cottage.

There is an electric pole within the garden with a leeway of £10 per annum.

Please note that due to updated regulations for septic tanks and private drainage facilities, interested parties may wish to seek independent advice on the installation. We can recommend several local firms who may be able to assist.





RearAspect, Barn and Double Garage



Single Garage and Dutch Barn





OS Plan



View down the valley



Orchard

A survey has been done on this property and the report and quote is available for inspection at the Grange Office.

**Tenure:** Freehold. Vacant possession upon completion.

**Shared Charges;** Shared Roadway leading up to the Property: The maintenance of the lower section of roadway up to Ealinghearth Farm is split 4 ways. The maintenance of the roadway from Ealinghearth Farm is split 2 ways with Goblin Cottage.

**Council Tax:** Band E - Westmorland and Furness Council

**Viewings:** Strictly by appointment with Hackney & Leigh Grange Office.

**What3words:** <https://what3words.com/butterfly.gross.marathons>

**Energy Performance Certificate:** The full Energy Performance Certificate is available on our website and also at any of our offices.

## Meet the Team

### Mark Hadwin

Sales Manager & Property Valuer  
Tel: 015395 32301  
grangesales@hackney-leigh.co.uk



### Helen Hadwin

Office Manager  
Tel: 015395 32301  
grangesales@hackney-leigh.co.uk



### Tracy Staton

Sales Team  
Tel: 015395 32301  
grangesales@hackney-leigh.co.uk



### Carolyn Featherstone

Viewing Team  
Tel: 015395 32301  
grangesales@hackney-leigh.co.uk



### David Heaven

Viewing Team  
Tel: 015395 32301  
grangesales@hackney-leigh.co.uk



Viewings available 7 days a week including evenings with our dedicated viewing team  
Call **015395 32301** or request online.



Need help with **conveyancing**? Call us on: **01539 792032**



Can we save you money on your **mortgage**? Call us on: **01539 792033**

Hackney & Leigh Ltd Main Street, Grange-Over-Sands, Cumbria, LA11 6DP | Email: [grangesales@hackney-leigh.co.uk](mailto:grangesales@hackney-leigh.co.uk)

# Ealinghearth Farm, LA12

Approximate Area = 1477 sq ft / 137.2 sq m

Garage = 265 sq ft / 24.6 sq m

Outbuildings = 2551 sq ft / 237 sq m

Total = 4293 sq ft / 398.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2023. Produced for Hackney & Leigh. REF: 1030831

A thought from the owners – A lovely Family Home with many happy memories in a beautiful tranquil setting.

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. \*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 11/09/2023.

Request a Viewing Online or Call 015395 32301