



Newland

£750,000

Moss Bank Cottage, Newland, Nr Ulverston, Cumbria, LA12 7QJ

If you are looking for a large Detached Family Home with multiple Bedrooms set in a semi-rural location amounting to approx 0.5 of an acre, yet in a convenient location, then this could be for you! Comprising Sitting Room, Utility Room, Inner Hall with Separate WC, Study, Dining Kitchen, Lounge and Conservatory to the Ground Floor and 7 Bedrooms with 2 Bathrooms on the First Floor. Ample Garden, Grounds and Shared Parking

Quick Overview

Detached - 7 Bedrooms
4 Receptions - 2 Bathrooms
Rural Location set within 0.5 of an acre
Lovely views towards Hoad Monument
Peaceful tranquil setting
Gardens and Grounds
Opportunities to update if desired
Versatile Layout
Parking for 2/3 cars
Superfast Broadband speed 50 mbps available*

7

2

4

F

50 Mbps

Parking for 2/3 cars

Property Reference: G2833



Utility



Kitchen Diner



Lounge



Garden and Grounds

Description Moss Bank Cottage is the type of property that doesn't come along too often!

Firstly it is incredibly spacious, the layout is versatile and there is lots of outdoor space to match the inside (perfect for a young and growing family). The Ground Floor rooms are of impressive dimensions, the location is both peaceful and convenient and the icing on the cake is perhaps the opportunity to update here and there thus to ultimately create an enviable and impressive family home with your very own personal stamp!

We say family home - it would of course suit a larger family or a family who just like to spread out a little and have their own privacy and space but what about potentially becoming a B & B/Air BnB? Upstairs naturally has a 'left and right side' and downstairs has ample rooms for guests and owners so maybe this could work well? Whatever your requirements Moss Bank Cottage is certainly worth a look at the very least.

Entry is via the Porch which leads into the Sitting Room. The Sitting Room boasts generous proportions with twin, low windows with window seats and red brick fire place with gas stove (not currently in use). A door leads into the Utility Room which is a good size with twin stainless steel sink, base cabinet and plumbing for washing machine. Central heating boiler and external door. The Inner Hall is centrally located and is split level with useful under stairs Cloakroom comprising Saniflow WC and wash hand basin. The Study has shelving and a pleasant front aspect.

The Dining Kitchen is particularly generous with dual aspect and lots of natural light. The Kitchen side has a range of 'light oak' wall and base cabinets with black work surface and tiling. Range cooker with 7 burner gas top and electric ovens. Space for dishwasher, fridge and freezer. The stainless steel sink is positioned under the window and enjoys a rear aspect into the Gardens and open countryside. Walk in pantry. The Lounge is an impressive size and has a triple aspect with 5 windows and patio doors! A brick fire place with stove form the focal point to the room. The patio doors lead to the Conservatory and is without doubt the largest Conservatory we have ever seen and could accommodate a pool and a dance floor (well almost!!) - it does however come complete with a very mature (and large Yucca plant) and has an attractive engineered oak flooring. From this room a lovely view of Hoad Hill and Monument can be enjoyed.

Upstairs is a spacious split level landing which has a left and right 'wing'. There are a grand total of 7 Bedrooms and 2 Bathrooms. There are 5 double Bedrooms, two of which are very spacious and two large single rooms - of course a little imagination could create less Bedrooms with perhaps the odd en-suite or two..... Several have lovely views, particularly towards Ulverston and Hoad Hill and Monument.



Sitting Room



Dining Kitchen



Bedroom 1



Bedroom 2



Bedroom 3



Bathroom

Both Bathrooms are spacious, one has a 4 piece suite with large, raised Jacuzzi type bath and airing cupboard. The other has a 3 piece suite with corner bath.

The Garden and Grounds extend to approx 0.5 of an acre and surround 3 sides and are securely fenced. There are several fruit trees but mostly, the garden is a blank canvass to be created! The Parking area is to the side of the property and Moss Bank Cottage has parking rights to park 2/3 cars

Location Next Ness, Newland is a small, peaceful Hamlet on the outskirts of the charming market town of Ulverston. Providing the best of both worlds with the charming, quiet rural feel but less than a five minute car ride from the A590. Ulverston is a very desirable market town with amenities such as Schools, Railway Station, Library, Post Office, Market, Shops etc. Close-by is Barrow in Furness with BAE Systems - a major employer in the area.

To reach the property follow the A590 in the direction of Ulverston and turn left just before the BP Garage, sign posted Next Ness and Plumpton (just before entering Ulverston). Follow the lane for approximately 0.5 mile, bearing left in front of the large, newly refurbished property into a shared gravelled road and Moss Bank Cottage can be found at the end of the road on the left.

Accommodation (with approximate measurements)

Entrance Porch

Sitting Room 21' 8" x 12' 1" (6.6m x 3.68m)

Utility Room 22' 3" x 6' 9" (6.78m x 2.06m)

Inner Hall

Cloak Room

Study 10' 1" x 8' 5" (3.07m x 2.57m)

Dining Kitchen 29' 5" max x 17' 1" max (8.97m max x 5.21m max)

Lounge 24' 11" x 21' 3" (7.59m x 6.48m)

Conservatory 32' 7" max x 19' 7" max x 14' 7" min (9.93m max x 5.97m max x 4.45m min)

Landing

Bedroom 1 14' 7" x 14' 6" (4.44m x 4.42m)

Bedroom 2 15' 2" max x 11' 4" min (4.62m max x 3.45m min)

Bedroom 3 12' 11" x 10' 10" (3.94m x 3.3m)

Bedroom 4 10' 11" x 7' 11" (3.33m x 2.41m)

Bedroom 5 10' 1" x 9' 6" (3.07m x 2.9m)

Bedroom 6 10' 1" x 8' 4" (3.07m x 2.54m)

Bedroom 7 9' 4" x 7' 11" (2.84m x 2.41m)

Bathroom 1

Bathroom 2

Services: Mains electricity. LPG heating. Private water maintained and supplied by Glaxo. Shared septic tank



Lounge



Conservatory



drainage to Klargester BA Biodisc system.

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.

Tenure: Freehold. Vacant possession upon completion. No upper chain.

*Checked on <https://checker.ofcom.org.uk/> 12.9.23 not verified

Note: The private lane and Parking Area is to maintained by the current owner.

Council Tax: Band C. Westmorland and Furness Council.

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

What3words: <https://what3words.com/swim.intent.typed>

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

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Mossbank Cottage, Newland, Ulverston, LA12

Approximate Area = 3905 sq ft / 362.8 sq m

Limited Use Area = 20 sq ft / 1.8 sq m

Total = 3925 sq ft / 364.6 sq m

For identification only - Not to scale



Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'ichecom 2023. Produced for Hackney & Leigh. REF: 1031825

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