

JH
Homes

£495,000



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PARKING

Winander, Leece, Ulverston,
Cumbria, LA12 0QP

For more information call **01229 445004**

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www.jhhomes.net or contact@jhhomes.net

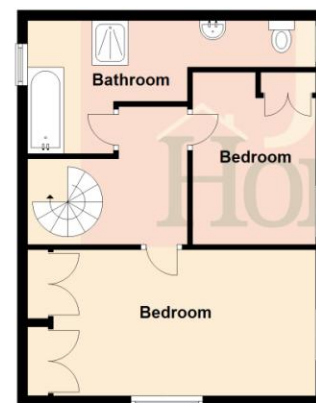
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Ground Floor
Approx. 152.7 sq. metres (1643.8 sq. feet)



Total area: approx. 193.7 sq. metres (2084.5 sq. feet)

First Floor
Approx. 40.9 sq. metres (440.7 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		59 D
39-54	E		
21-38	F		
1-20	G		32 F



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.

Traditional property situated in this popular Low Furness village with the excellent advantage of characterful, spacious accommodation that offers versatile usage for both single or joint family occupation complete with the added advantage of off-road parking and substantial garden to the rear that is beautifully maintained and is often opened as part of the National Garden scheme. Comprising of porch, hall, lounge, kitchen, dining room, two bedrooms and shower room with dressing room giving internal access to what could become a separate residence if required. Offering utility/connecting room, drawing room, spiral staircase to the upper floor with two further bedrooms and bathroom. The gardens are a particular feature of this beautiful home being extensive and extremely well presented and stocked. The village offers convenient access to both Barrow in Furness, the Coast Road and back to Ulverston. This lovely home has double glazing, solid fuel and electric heating and a good standard of presentation throughout. In all the superb opportunity in a popular low Furness village with early viewing both invited and recommended.



DIRECTIONS

Coming from Ulverston proceed along the Coast Road leave Ulverston and bypass Bardsea, then Baydiffe, Aldingham, Newbiggin and then as you approach Goadsbarrow turn right signposted Leece. When entering the village turn right by Henry Armer's and Winander is on the left opposite the next turn towards the Tarn.

The property can be found by using the following "What Three Words"

<https://what3words.com/inquest.play.divisible>

GENERAL INFORMATION

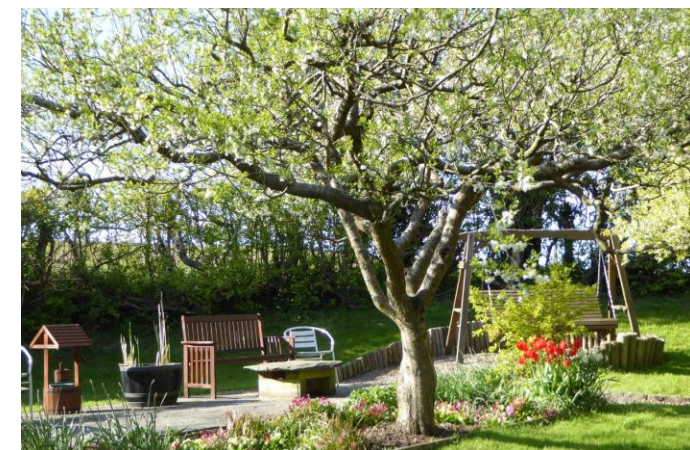
TENURE: Freehold

COUNCIL TAX: D

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains electric, water and drainage.

PLEASE NOTE: The property has previously had plans passed for two semi detached properties to be built in the rear garden. Plans can be found by following the following link: [Planning application: SL/2014/0944 | Westmorland & Furness Council \(westmorlandandfurness.gov.uk\)](#)





Accessed from the front through a wooden set of double doors with leaded and double glazed panes giving access to:

PORCH

Traditional tiled floor, doubleglazed window and hardwood leaded feature door giving access to:

ENTRANCE HALL

Traditional tiled floor, coving to ceiling, dado rail and archway to dining room and open access to kitchen. Traditional wooden door into lounge.

LOUNGE

13' 8" x 12' 11" (4.17m x 3.94m) plus bay
Stripped wood flooring, detailed plaster moulded ceiling with coving and picture rail. Central, feature fireplace with dark wood fire surround, traditional style cast, tiled inset and quarry tiled hearth. Double glazed wooden bay window to front with fitted window seat that offers a lovely aspect over the front garden and the village beyond with fitted blinds, radiator, electric light and power.

KITCHEN

5' 9" x 16' 3" (1.75m x 4.95m)
Fitted with a traditional range of wooden base, wall and drawer units with woodblock work surface over incorporating ceramic sink with swan necked mixer tap. Integrated two ring electric hob with wooden cover, low level combination microwave oven and grill and Bosch built in dishwasher plus space for free standing cooker.

Recessed Rayburn Nouvelle Solid Fuel range for cooking and running the heating system, with oven, separate warming oven and two hot plates. Travertine style tiling to splash backs, uPVC double glazed window with deep sill offering a lovely aspect up the rear garden and beyond. Fully glazed PVC door to rear patio and garden, traditional solid wood door to pantry, wood grain effect tiling to floor and stone clad chimney breast feature.

UTILITY

3' 6" x 13' 0" (1.07m x 3.96m)
Shelving to the walls, window, electrical light and power.

DINING ROOM

12' 1" x 9' 8" (3.68m x 2.95m) Plaster moulded ceiling and coving with picture rail and traditional tiling to the floor. Stone clad chimney breast with louvred door storage cupboard to alcove, deep bay window with wooden double glazed panes giving an aspect to the garden and beyond with fitted blinds. Glazed door to inner hall.

INNER HALL

Three ceiling light points, coving to ceiling and doors to two bedrooms, shower room, dressing room and cloakroom.

BEDROOM/STUDY

14' 2" x 12' 0" (4.32m x 3.66m)
Double glazed window to rear offering a lovely aspect towards the lovely rear garden. Coving to ceiling, picture rail and cast fireplace feature with quarry tiled hearth. Wall mounted TV bracket, electric light and power.



BEDROOM

13' 6" x 10' 3" (4.11m x 3.12m)
Double room with picture rail, traditional coving to ceiling, radiator, TV bracket to wall and uPVC double glazed window giving a lovely aspect over the rear garden.

SHOWER ROOM

9' 3" x 9' 0" (2.82m x 2.74m)
Fitted with twin basin's set to oak wash stands/units with storage cupboards under on opposing walls, twin showers with glass screen and folding door with rain head attachment and flexi track sprays and WC. Travertine tiling with pebble border tiles, electric fan heater combination radiator and towel rail, wood grain vinyl flooring, double glazed pattern glass window and three spotlight clusters to ceiling.

DRESSING ROOM

9' 5" x 9' 0" (2.87m x 2.74m)
Freestanding wardrobes, double glazed window to side with wood panelled reveals and wooden sill. Step to access with twin handrails leading down to annex, radiator, electric light and power.

UTILITY ROOM/CONNECTING ROOM

16' 0" x 15' 3" (4.88m x 4.66m)
Fitted with a range of base, wall and drawer units with wood block work surface incorporating ceramic sink unit with mixer tap and breakfast bar area. Space for free standing fridge freezer, recess and plumbing for washing machine plus space for free standing cooker. Reclaimed parquet floor in a herringbone design, double glazed windows one with a deep sill overlooking the front garden area, bevelled glass multi pane door to porch and double doors opening to garden. Reclaimed stone arch with glass panel to lounge with further arch glass feature window and arched glass door to lounge. Spiral stairs to first floor.

DRAWING ROOM

16' 3" x 9' 5" (4.95m x 2.87m) plus bay
Wood framed double glazed leaded feature windows to the front and side to garden and towards the village. Feature beams to ceiling, woodblock parquet flooring, electric storage heater and TV bracket to wall.

FIRST FLOOR LANDING

Electric storage heater, exposed beam, drop down hatch to loft with Velux and flooring. Connecting doors to bedrooms and bathroom.

BEDROOM

10' 1" x 14' 11" (3.07m x 4.55m)
Double room with a range of wardrobes to one wall offering hanging and shelf space. Leaded double glazed windows to front and side with timber lintel features, inset lights to ceiling, storage heater and feature beam.

BEDROOM

11' 0" x 7' 10" (3.35m x 2.39m)
Further double room with leaded double glazed side window with lintel feature, electric panel heater, built in wardrobe and feature beam.

BATHROOM

8' 6" x 17' 8" (2.59m x 5.38m) widest points
Fitted with four piece suite comprising of WC, wash hand basin, shower cubicle and bath with side mixer tap and spray attachment. Woodgrain effect vinyl flooring, modern panelling to wall, two electric towel rails and inset lighting to ceiling.

EXTERIOR

To the front of the property is a mature and sizeable forecourt garden area that is well planted with seating areas and stepped pathway access from the road to the front door and annex. Gated access to drive and path to side leading to the rear. Driveway leading to an excellent parking area for several vehicles with electric power point. Immediately to the rear is a flagged patio with stepped access to a further patio with access to former garage, ornamental pond and access to the main garden. The main garden is has been lovingly cared for and maintained over many years by the current owners and is beautifully presented and stocked with a massive variety of trees, shrubs and bushes. Numerous border areas, including vegetable patches and fruit cages. It is to be noted that the gardens are featured in many publications and are regularly opened as part of the open garden scheme.