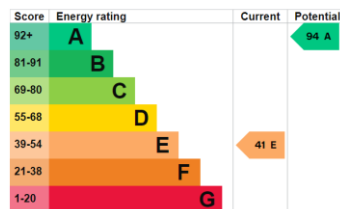


DIRECTIONS

From our office head North on Market Street with the Farmers Arms facing you at the top of the street. Turn left onto Queen Street BS281 then at the traffic lights proceed straight ahead onto Princes Street. Proceed along the road passing the Mercedes Garage, train station and UVHS heading towards Mountbarrow Road service station. Continue straight on and at the cattle grid turn immediate right towards Urswick and at the second cattle grid continue straight ahead down the lane and turn first left sign posted Urswick and Gleaston. Turn left at the next junction, and at the following "T" junction, turn right into Long Lane, heading toward Stainton. Take your first left onto Ulverston Road and you will enter Gleaston. The property can be found in a short while on your right hand side. The property can be found by using the following "What Three Words" <https://w3w.co/adopting.cheerily.ruling>

GENERAL INFORMATION

TENURE: Freehold
 COUNCIL TAX: D
 LOCAL AUTHORITY: Westmorland & Furness Council
 SERVICES: Mains electricity, water and drainage all connected. Central heating and domestic hot water provided by way of oil.



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.



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GARAGE/WORKSHOP & PARKING

1 Post Office Row, Gleaston,
 Ulverston, LA12 0QB

For more information call **01229 445004**

2 New Market Street
 Ulverston
 Cumbria
 LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Immaculately presented end of terrace cottage with contemporary layout and features including wood burning stoves, slate flooring to both reception rooms and modern upgraded features including kitchen, luxury bathroom and Juliet balcony from one of the bedrooms with some lovely views over the rear garden. The property has been beautifully modernised by the current owners and had been previously extended to create further living accommodation. Briefly comprising of dining room, lounge, breakfast kitchen with range cooker, side porch, two bedrooms, study/occasional bedroom and fabulous four piece family bathroom with claw foot bath and separate walk in double shower. To the rear of the property is a well maintained mature garden, together with a range of versatile outbuildings including double garage with inspection pit, pottingshed and separate three storey workshop with offices, attic storage and garden level area currently utilised as a gym complete with WC and shower room. This area can be accessed via the rear service road, where there is an area for off road parking. Complete with oil central heating system and uPVC double glazing whilst the location offers convenient access back to Ulverston and onto the A590 for travel to Barrow in Furness. Gleaston is a pleasant and very popular, village bordering South Lakeland and Furness which offers a local Village Hall and play area only a couple of minutes away.



Access through a PVC door with glazed inserts into:

DINING ROOM

16' 8" x 9' 0" (5.09m x 2.75m)
UPVC double glazed window to front, Morso wood burning stove, slate flooring ceiling light point and radiator. Staircase to first floor, two understairs storage cupboards and understairs/open to:

LOUNGE

9' 6" x 9' 1" (2.90m x 2.78m)
Slate flooring, wood burning stove, alcove cupboards, ceiling light point and radiator. Wooden glazed doors into:

KITCHEN/DINER

16' 10" x 9' 4" (5.15m x 2.86m)
Kitchen Area
Fitted with a range of base, wall and drawer units with wooden worktop over incorporating sink and drainer with mixer tap and pastel shaded recess tiling. Slate flooring, space and point for range cooker, space for American style Fridge/Freezer, spot lights to ceiling, floor mounted oil combination boiler for the hot water and heating systems and glazed window to rear.
Dining Area
Glazed window to the side, door to rear porch, radiator, spot lights to ceiling and door to rear courtyard.

SIDE PORCH

Roof window and door to outside.

FIRST FLOOR LANDING

Access to bedrooms, study and bathroom.

BEDROOM

16' 8" x 8' 11" (5.09m x 2.74m) widest points
UPVC double glazed window to front with views, range of fitted wardrobes with extra storage above the stairs, ceiling light point and radiator.

BEDROOM

9' 1" x 7' 10" (2.78m x 2.41m)
Juliet balcony with double glazed double doors to the rear, ceiling light point and radiator.

STUDY/OCCASIONAL BEDROOM

12' 4" x 6' 4" (3.78m x 1.95m)
Sun tube, radiator and ceiling light point.

BATHROOM

Fitted with a four piece suite comprising of low level, dual flush WC, vanity unit housing sink with mixer tap, free standing claw foot bath with telephone style mixer tap and shower head and separate double shower unit with mixer shower offering rain head and handheld attachment. Ladder style towel radiator, spot lights to ceiling and glazed window to rear.

EXTERIOR

To the rear of the property, steps lead to a private and enclosed rear garden, offering lawn with mixed shrub and flower borders. Pathway leading to the various outbuildings which include a double garage with inspection pit, workshop and separate three storey workshop.



DETACHED WORKSHOP

LOWER GROUND FLOOR

22' 3" x 20' 4" (6.78m x 6.2m)
Gym - Bifold doors to and from the garden, light, power, open to shower room and door to:

WC - Two piece suite comprising of WC and wash hand basin.

Shower Room - Glazed window, shower tray with electric shower and fully tiled.

GROUND FLOOR

WORKSHOP
26' 3" x 23' 5" (8m x 7.14m)
Open workspace with 3 phase electrics, lights and roller shutter door accessed via rear service road. Oil tank storage and staircase to:

OFFICE

11' 4" x 11' 10" (3.45m x 3.61m)
Area of worktop to three walls with drawers and space under. Lighting and glazed window to side.

OFFICE

11' 4" x 11' 4" (3.45m x 3.45m)
Spot lights to ceiling and two glazed windows.

FIRST FLOOR

ATTIC ROOM
38' 3" x 23' 5" (11.66m x 7.14m)
Lighting and power.

GARAGE

25' 6" x 14' 10" (7.77m x 4.52m)
Up and over door, inspection pit, power and light. To the lower level is a pottingshed with door, power and light as well as further inspection pit.

