



Total area: approx. 149.9 sq. metres (1613.4 sq. feet)

**DIRECTIONS**

On entering Great Urswick and heading into the village from the Ulverston Direction, continue straight along the road passing the first turning on the left, and after a short distance Neales Row is on the right. Park on the main road and walk up to the property which is at the start of the second block.

The property can be found by using the following "What Three Words" <https://what3words.com/pursue.holds.delved>

**GENERAL INFORMATION**

TENURE: Freehold  
 COUNCIL TAX: C  
 LOCAL AUTHORITY: Westmorland & Furness Council  
 SERVICES: All mains services including electric, water and drainage.



**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.



JH Homes

£315,000



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The Reading Room, Neales Row,  
 Great Urswick, Ulverston, LA12 0SX

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Award winning barn conversion situated in the heart of the popular Low Furness village of Great Urswick. As the name suggests, this spectacular property was the original reading room for the village and has been carefully converted over recent years to offer a stylish individual property. Comprising an entrance hall, inner hall, three bedrooms, bathroom and utility room on the ground floor. On the first floor is a spacious open-plan lounge/kitchen/diner, with patio doors to the deck and rear garden, plus a staircase to a useful mezzanine floor. Complete with gas fired central heating system, double glazing and a good standard of presentation. Great Urswick offers a local pub, primary school, and convenient access not only to the nearby market town of Ulverston, but to the main A590 for travel to Barrow in Furness.



Accessed through a wooden door with bullseye pane opening into:

#### ENTRANCE HALL

Character features include heavy timbers to ceiling with exposed stonework, display recesses to the wall and built in pine cupboard unit offering storage. Traditional slate flagged floor, door to under stairs store with pine staircase leading to first floor. Open access to inner hall.

#### INNER HALL

Pine doors to three bedrooms and bathroom, heavily beamed and timbered ceiling and door to utility.

#### UTILITY ROOM

5' 11" x 5' 5" (1.8m x 1.65m)  
Flagged floor, Belfast style sink and wall mounted Worcester boiler for the heating and hot water system. Radiator, plumbing for washing machine, electric circuit breaker to wall and deep slate windowsill with wood framed double glazed window offering an aspect towards the rear garden.

#### BEDROOM

20' 4" x 8' 10" (6.2m x 2.69m)  
Dual aspect wood framed double glazed windows to front and rear, both with deeper sills and the rear window offering a lovely aspect over the garden. There are wooden timber lintels to window reveals, exposed beams and timbers to ceiling and two former fireplace recesses with concealed lighting. Open wardrobe area with hanging rail and shelving, two ceiling light points, radiator and built in cupboard with traditional pine doors to alcove.

#### BEDROOM

8' 11" x 12' 8" (2.72m x 3.86m)  
Double room with two wood framed double glazed windows both with deeper wooden sills, exposed stonework including former fireplace lintel and recess. Three substantial beams and timbers to ceiling, two wall light points and radiator.

#### BEDROOM

8' 2" x 10' 10" (2.49m x 3.3m)  
Single room with built in pine wardrobe to one wall having bi folding doors and upper storage lockers. Substantial beams to ceiling, radiator and double glazed wood frame window with deep sill offering an aspect underneath the decking towards the ornamental pond and garden.

#### BATHROOM

7' 9" x 5' 9" (2.36m x 1.75m)  
Traditional style three piece suite in white, comprising of pedestal wash hand basin with mirror over and electric shaver light, WC and pine panelled bath with over bath thermostatic shower and wall mounted shower fitment with shower rail. Exposed beam and timbers, half wood panelling to one wall and radiator. Wood framed double glazed window to rear with patterned glass panes and deeper windowsill.

#### FIRST FLOOR LANDING



#### LOUNGE/KITCHEN/DINER

20' 4" x 33' 3" (6.2m x 10.13m)

Naturally divided into three sections.

##### Kitchen Area

Fitted with a range of base, wall and drawer units with substantial granite work surface including island and breakfast bar. Recess and point for gas cooker, space for fridge, freezer, one and a half bowl stainless steel sink and drainer with mixer tap.

##### Dining Area

Windows to both sides of the room, four double glazed Velux roof lights, pine clad ceiling and set of double glazed doors opening to the deck and rear garden.

##### Lounge Area

Central, feature fireplace with stone hearth and brick inset housing attractive multifuel stove, glazed display cupboards with pine and stone shelving to side. Three radiators and pine staircase to mezzanine floors.

#### MEZZANINE

Comprising of two useable areas joined by a connecting walkway, one currently utilised as a study area. Low head height with window to the gable and door to useful loft storage area.

#### EXTERIOR

To the rear of the property is an enclosed garden space accessed from the house through patio doors onto a decked seating area with banister rails offering a lovely viewpoint down to the rest of the garden and neighbouring properties beyond. Set of steps leading down to a brick set patio area and further seating area with path leading to bridge over a lovely ornamental pond and rockery beyond. Variety of trees, shrubs and bushes with the garden having an excellent southerly aspect. Pedestrian gate to small, shared access lane. To the front of the property there is lane parking with further space to the main road.

