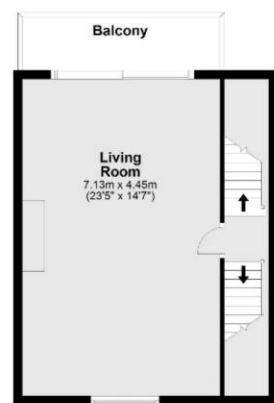


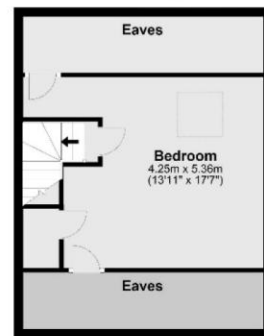


Total area: approx. 53.3 sq. metres (573.5 sq. feet)

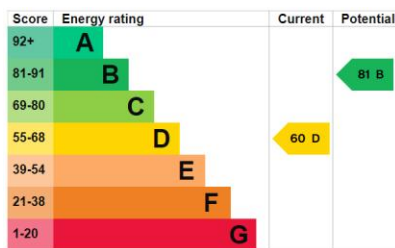
Total area: approx. 81.3 sq. metres (875.5 sq. feet)



Total area: approx. 39.6 sq. metres (425.9 sq. feet)



Total area: approx. 37.3 sq. metres (401.0 sq. feet)



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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2



GARAGE & PARKING

The Hollows, Mowings Lane, Ulverston, LA12 7DB

For more information call **01229 445004**

2 New Market Street
 Ulverston
 Cumbria
 LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Individual detached family home situated in an excellent and elevated position convenient for the town centre and amenities. Architect designed to the previous owners requirements and is now available to buy for the first time since construction. Being of spacious proportions and a split-level design with the elevated position offering views over the surrounding countryside and rooftops of Ulverston towards Morecambe Bay in the distance. Comprising of spacious hall, lounge with patio doors to balcony, kitchen/diner, conservatory and four double bedrooms, master with ensuite and bathroom. Complete with single garage, ample parking to front and attractive enclosed rear gardens with useful storage shed, greenhouse and summer house. UPVC double glazing, gas fired central heating system and offers a superb opportunity perfect for a range of buyers including the family purchaser. In all, an excellent opportunity offered for sale with vacant possession and no upper chain that should be viewed to appreciate this great home and excellent potential it offers.



DIRECTIONS

From the offices of JH Homes, proceed down the cobbled street of Market Street. At the round about take the first turning left onto Brewery Street which then becomes Fountain Street. At the mini roundabout turn right up Soutergate, taking the second turning on the left onto Old Hall Road and after a short distance turn left onto Mowings Lane. The property can then be found at the top of the hill on the left hand side.

The property can be found by using the following "What Three Words" <https://what3words.com/sheds.trout.apes>

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: F

LOCAL AUTHORITY: Westmorland and Furness District Council

SERVICES: Mains drainage, gas, water and electricity are all connected.





Accessed through a PVC mahogany shaded door with double glazed inserts and matching side window opening into:

ENTRANCE HALL

Two uPVC double glazed tilt and turn windows offering a pleasant aspect down Mowings Lane towards Hoad Hill and Monument and surrounding countryside. Radiator, ceiling light, wall light point and stairs to upper floor and lower ground floor.

LOUNGE

23' 5" x 14' 7" (7.16m x 4.45m)

Set of PVC double glazed patio doors to one end offering a fabulous view over the rooftops of Ulverston towards Morecambe Bay in the distance and further uPVC double glazed window to the far side offering a pleasant aspect over the surrounding countryside. Coving to ceiling, substantial central, feature fireplace with carved wood fire surround, brass style inset and tiled hearth with living coal flame fire and two radiators.

KITCHEN/DINER

11' 0" x 17' 7" (3.37m x 5.36m)

Comprehensively fitted with a range of shaker style base, wall and drawer units with light patterned work surface incorporating one and a half bowl sink and drainer with mixer tap and tiled up stands. UPVC double glazed window looking towards the rear garden, electric hob, built in oven and microwave, built in Siemens washing machine, built-in dishwasher, fridge and freezer. Radiator, in set lights to ceiling, PVC door with double glazed inserts and set of PVC double glazed French doors opening to conservatory.

CONSERVATORY

11' 1" x 8' 11" (3.39m x 2.74m)

UPVC mahogany, coloured frame windows and glazed roof with a set of French doors opening to the garden. Radiator and electric panel heater.



BEDROOM

11' 4" x 10' 5" (3.46m x 3.19m)

Double room with built in mirrored fronted wardrobes to recessed alcove, radiator, ceiling light point and uPVC double glazed window offering an excellent aspect over the surrounding countryside and woodland beyond.

BATHROOM

10' 7" x 5' 1" (3.23m x 1.55m)

Fitted with a four piece suite comprising of panelled bath with glass shower screen and traditional style mixer tap with shower fitment, bidet, WC and pedestal wash hand basin in white with a floral pattern design. Mirror with electric lights, extractor fan, tiling to half the walls, radiator, wood grain effect flooring and uPVC double glazed pattern glass window opening to the attached garage.

LOWER GROUND FLOOR

Doors to two bedrooms and low doorway to boiler room.

BOILER ROOM

14' 10" x 6' 7" (4.53m x 2.03m)

Limited head height, uPVC double glazed window, Baxi boiler for the heating and hot water systems and access to undercroft.

MASTER BEDROOM

14' 9" x 11' 5" (4.5m x 3.48m) plus wardrobe

Set of PVC double glazed patio door to rear garden. Fitted with bedroom furniture comprising of wardrobes, bedside units, bridging and drawer units. Two radiators, ceiling light point and wooden internal doors to en suite shower room and shelved storage cupboard.

ENSUITE

6' 6" x 5' 1" (2.00m x 1.56m)

Fitted with a three piece suite in cream comprising of quadrant shower cubicle with Mira electric shower, WC and pedestal wash hand basin. Half tiling to walls, fitted bathroom cabinet, ceiling light point and uPVC double glazed tilt and turn window offering a lovely view towards Hoad Hill and Monument and the countryside beyond.

BEDROOM

14' 7" x 8' 7" (4.44m x 2.62m) inc wardrobe depth

Double room situated to the front with radiator, ceiling light point and set of wardrobes to one wall with mirrored fronted upper panels offering excellent storage. Further door to useful cupboard with hanging rail and shelving. UPVC double glazed window with twin opening panes offering an attractive outlook, radiator, power and light.

FIRST FLOOR LANDING

BEDROOM

13' 11" x 14' 1" (4.25m x 4.31m)

Further double room with two Velux double glazed roof lights, two radiators, electric light and power. Low doors to eaves storage cupboards and loft storage cupboard.

EXTERIOR

Twin driveway with access to garage. Front shrubbery, access to the side through a gate to the rear garden and steps to the front door.

The rear garden is an attractive feature with sunny aspects and excellent open views over Ulverston towards Morecambe Bay. The garden has been landscaped and offers a lower flagged patio area with access to a garden store and stepped access to lawn. The lawn has mature, well stocked borders to the perimeter and there are further steps to a terraced garden area at the side, which is also well stocked with shrubs and bushes. Complete with pergola and hexagonal greenhouse sited on top of what is believed to be a former air-raid shelter. Offering far reaching views over the rooftops of Ulverston and the bay beyond.

GARAGE

16' 7" x 11' 3" (5.07m x 3.45m)

Roller door and personal door to rear. Electric light, power and housing the gas and electric meters.