



Bouth

£795,000

The White House, Bouth, Nr Ulverston, Cumbria, LA12 8JB

Rural living at its finest. This superb 4 Bedroom Detached Family House is located in the rural village of Bouth within the LDNPA and offers a charming and serene living experience with some excellent country views.

Comprising Entrance Hall with Shower Room off, Lounge, Dining Kitchen, Utility Room, Garden Room and Covered Verandah; 4 Bedrooms (1 En-Suite and Walk-in Wardrobe) and Family Bathroom. Outside: Pristine, manicured Gardens, Integral Garage and Parking.

Viewing strongly recommended.

Quick Overview

Detached House - 4 Bedrooms (1 En-Suite)
2 Reception Rooms - 3 Bath/Shower Rooms

Popular village location

Tranquil country setting

Beautiful enclosed Gardens

Integral Garage and Parking

Lovely Covered Verandah

Superb walks on the doorstep

Market Town of Ulverston approx 10 mins away

Superfast Broadband speed 69 mbps available*



4



3



2



E



69 Mbps



Integral Garage
and Parking

Property Reference: G2933



Downstairs Shower Room



Dining Kitchen



Garden Room



Utility Room

Description This type of property is ideal for those seeking a quiet, rural lifestyle within this picturesque, tranquil village with The White Hart Public House being the hub of the village. The local amenities are 10 minutes away at the market town of Ulverston where a wider range of shops including supermarkets and independent shops can be found. This super Family Home has been owned by the current owners since 1996 and has been upgraded and extended to a high standard, but it is now time for them to downsize a little!

The composite double glazed Entrance door with side windows leads into the Entrance Vestibule with wood floor with Shower Room off and step up to Entrance Hall. The Shower Room has a 3 piece white suite comprising shower cubicle, pedestal wash hand basin and WC. All complemented by attractive tiled walls and slate Antico floor. The Entrance Hall is welcoming with the attractive staircase leading to the First Floor. From the Entrance Hall you enter the dual aspect Lounge which is light and bright and has some lovely country views. Recessed log effect LPG gas fire and Oak floor.

The Dining Kitchen was extended in 2009 and is now an impressive size and provides an excellent range of 'Geba' wall and base cabinets with black granite worktops and inset 1½ bowl sink unit. Integrated fridge with freezer box and dishwasher. Built-in Neff induction hob, Neff oven with Miele warming drawer under, Miele steam oven and microwave/combination oven. Superb 'Island' with white granite work-surface, wine rack and cupboards under. Ample space for a relaxing chair or 2 to enjoy the family 'chit chat' or enjoy the view in to the Garden. Double doors lead in to the fabulous Garden Room which was added in 2017. This excellent space has an Antico floor and a delightful aspect in to the Garden. A further set of double doors lead to the Covered Verandah which was created in 2019 and brings the outside in. This fabulous space takes full advantage of the delightful views in to the Garden and the surrounding countryside.

At the other end of the Kitchen is the Utility Room which has several wall and base units, plumbing for a washing machine and houses the Worcester oil central heating boiler. Step down to the Rear Entrance Hall with uPVC double glazed entrance door and access to the Integral Garage. The Garage has an electric up and over door, power, water and light. Access to Workshop with side window.

From the Entrance Hall the attractive staircase leads to the Half Landing with Family Bathroom off. The attractive Villeroy & Boch white suite comprises bath with shower over, wall hung rectangular basin with drawers under and concealed cistern. Attractive contrasting grey wall tiling and tiled floor with under-floor heating. Inset ceiling down-lights and modern vertical radiator.

Two steps lead to the First Floor with sun tube, loft hatch, cylinder airing cupboard and double storage cupboard.

The Master Bedroom is a well proportioned double room with a lovely aspect to the Garden and open countryside. Storage cupboard and walk-in wardrobe/dressing area with fitted wardrobes and drawers. Door to En-Suite Shower Room which has a 3 piece white suite comprising walk-in shower, rectangular wall hung basin with drawers under and WC. Bedrooms 2 and 3 are both double rooms with views to the Garden. Bedroom 4 is a Single room and is



Lounge



Dining Kitchen



Family Bathroom



Bedroom 1



En-Suite Shower Room to Master Bedroom



Bedroom 2

currently utilised as a Home Office.

The beautiful, well tended, manicured Gardens are a credit to the current owners and surround the property on all 4 sides and are enclosed by walled and fenced borders. There are level lawns, gravelled beds and borders, raised beds and super paved sitting areas. These are well stocked with a variety of mature shrubs all providing a profusion of colour. The sitting areas are delightful and it would be easy to lose a few hours sat here, enjoying the Garden or taking in the country views. 2 Timber garden sheds.

Parking for several cars on the block paved driveway.

Location Bouth is a small village within the Lake District National Park situated approximately half way between the Southern tips of Coniston Water and Lake Windermere boasting a super central Pub/Restaurant called The White Hart. The village is approx. 6 miles from the attractions on offer in Grizedale Forest, just a little further from the delights of the inner Lake District itself and approximately 10 minutes by car from the amenities of the small market town of Ulverston. Bouth is not only picturesque and peaceful it is also highly convenient!

To reach the property from Newby Bridge roundabout, travel for 3.8 miles on the A590 turning right at the junction signposted Grizedale, Rusland & Bouth. Follow this short lane to the 'T' junction and turn left. Follow the road into the village and keep The White Hart Public House on the right. Take the next drive way on the left (private road) and The White House is approx 100 yards on the left hand side.

from Ulverston/Greenodd travel on the A590 towards Newby Bridge. Take the first left sign-posted Bouth and then the next right. Follow the road past Old Hall Farm and take the first driveway (private road) on the right hand side. The White House is approx 100 yards on the left hand side.

Accommodation (with approximate measurements)

Entrance Hall

Shower Room

Lounge 18' 10" x 12' 11" (5.74m x 3.94m)

Dining Kitchen 24' 1" max x 17' 3" max (7.34m max x 5.26m max)

Utility Room 8' 11" x 5' 11" (2.72m x 1.8m)

Rear Entrance Hall

Garden Room 18' 8" x 13' 0" (5.69m x 3.96m)

Covered Verandah 12' 7" x 10' 1" (3.84m x 3.07m)

Family Bathroom

Bedroom 1 13' 7" max x 10' 11" (4.14m max x 3.33m)

En-Suite Shower Room

Walk-in Wardrobes

Bedroom 2 10' 8" x 9' 4" (3.25m x 2.84m)

Bedroom 3 13' 3" x 6' 11" (4.04m x 2.11m)

Home Office/Bedroom 4 9' 1" x 6' 11" (2.77m x 2.11m)

Attached Garage 19' 5" x 6' 11" min (5.92m x 2.11m min)

Workshop 6' 9" x 5' 8" (2.06m x 1.73m)

Services: Mains water, electricity and drainage. Oil central heating to radiators. LPG gas fire. Electric underfloor heating to Kitchen, En-Suite Shower Room and Family Bathroom.



Garden Room



Covered Verandah



Master Bedroom



Garden



Tenure: Freehold. Vacant possession upon completion.

*Checked on <https://checker.ofcom.org.uk/> 28.5.24 not verified

Note: The private roadway is used by 3 houses and the costs to repair are shared between the 3 owners on an 'as and when' basis.

There is an electric cable and pole on the edge of the garden which the electricity board pay a nominal rental of approx £10 per annum.

Council Tax: Band F. Westmorland and Furness Council.

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

What3words: <https://what3words.com/spectacle.oiled.figure>

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

Rental Potential: If you were to purchase this property for residential lettings we estimate it has the potential to achieve £1400-£1500 per calendar month. For further information and our terms and conditions please contact our Grange Office.

Meet the Team

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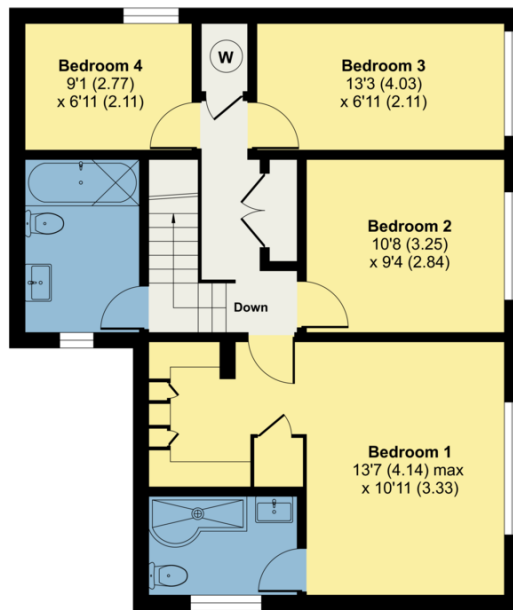
The White House, Bouth, Ulverston, LA12

Approximate Area = 1905 sq ft / 176.9 sq m (exclude veranda)

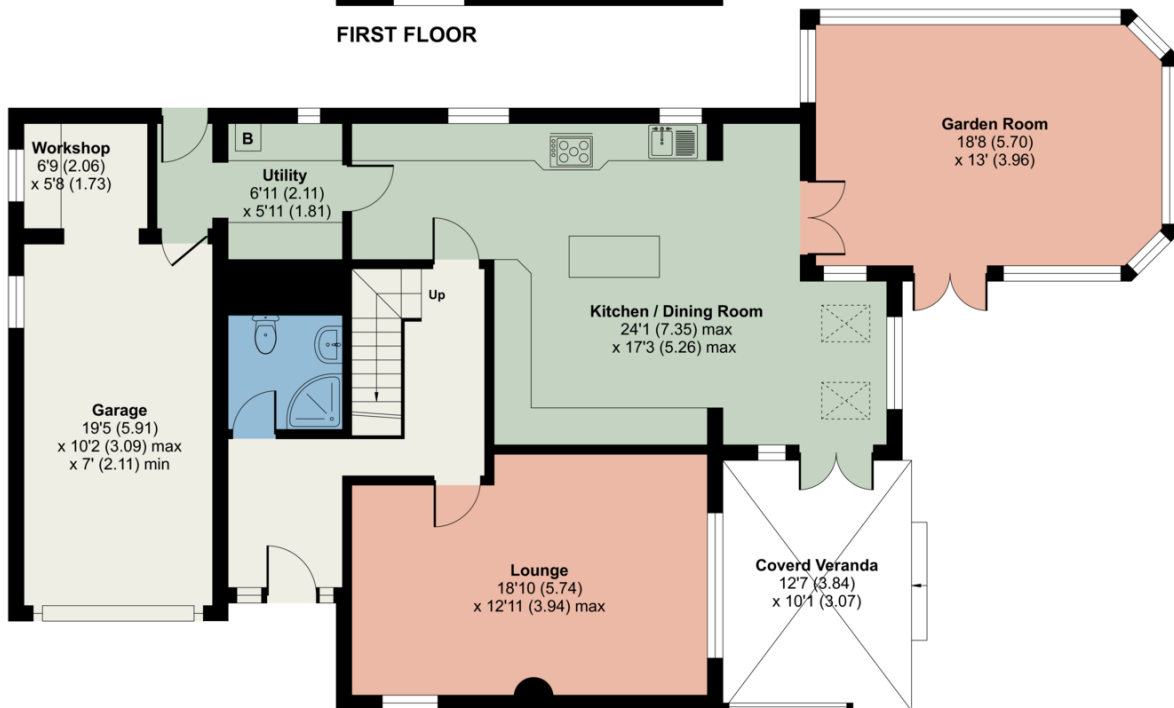
Garage = 198 sq ft / 18.3 sq m

Total = 2103 sq ft / 195.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Hackney & Leigh. REF: 1122677

A thought from the owners - A great house in a lovely social village - wonderful for entertaining family and friends....

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