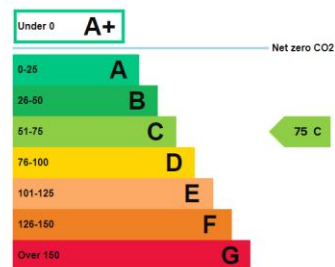


**DIRECTIONS**

Located on the Buxton Place car park in the centre of town. The property can be found by using the following "What Three Words" <https://what3words.com/quits.version.salmon>

**GENERAL INFORMATION**

TENURE: Freehold  
 COUNCIL TAX: Business Rates  
 LOCAL AUTHORITY: Westmorland & Furness Council  
 SERVICES: Mains drainage, water and electricity connected.  
 PLEASE NOTE: Property has Solar Panels for the hot water.



**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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The Warehouse,  
 Buxton Place, Ulverston, LA12 7EF

For more information call **01229 445004**

2 New Market Street  
 Ulverston  
 Cumbria  
 LA12 7LN  
[www.jhhomes.net](http://www.jhhomes.net) or [contact@jhhomes.net](mailto:contact@jhhomes.net)

Beautiful historic property situated in the heart of the Market Town of Ulverston which has been lovingly renovated by the current owner whilst also having been a successful letting business over recent years. Boasting spacious accommodation over four floors plus basement and offering prime town centre location located on Buxton Place car park. Suitable for many uses including residential occupation with the property having planning permission passed on a "live work" basis so can be used as residential accommodation if combined with the business. Complete with central heating system, under floor heating to three floors, double glazing, presented to a high standard and being offered with no upper chain.



Accessed via a traditional front door with double glazed upper panes into:

#### RECEPTION HALL/OFFICE

8' 10" x 15' 7" (2.69m x 4.75m)

Windows to either side of the front door, traditional Georgian hob grate fireplace, wooden flooring, feature beam and timbers with the staircase leading to first floor. Cupboard with the underfloor heating vales, door to staircase leading down to basement and access to kitchenette.

#### KITCHENETTE

Fitted base and wall cupboards with worktop over incorporating stainless steel sink unit with mixer tap. Tiled floor with electric under floor heating and doors to garage/store and ground floor shower room.

#### SHOWER ROOM

Fitted with a three piece suite in white comprising of glazed shower cubicle, pedestal wash hand basin with mixer tap, fixed mirror and shaver light over and WC with push button flush. Tiled floor with electric underfloor heating, full tiling to walls and extractor fan.

#### WORKSHOP/GARAGE

Set of half glazed doors sheltering behind the original style warehouse doors.

#### CELLAR

19' 2" x 15' 0" (5.84m x 4.57m)

Accessed via slate topped steps with two pressurised hot water storage tanks, electric meter, circuit breaker control point and small window.

#### FIRST FLOOR LANDING

Open to:

#### OFFICE

19' 4" x 27' 4" (5.89m x 8.33m)

Set of French doors to the front with shutters beyond giving access to a balcony area with windows to either side having double glazed panes and feature wooden lintels and window to rear. Exposed beams, painted timbers to ceiling, numerous power sockets and ample lighting. Wooden flooring with under floor heating, useful shelved storage cupboard and fire door to staircase leading to second floor.

#### SECOND FLOOR LANDING

Exposed beam, stairs to top floor and fire door to upper suite.



#### UPPER OFFICE SUITE

Set of double glazed French doors to balcony with shutters offering a beautiful aspect over the car park and properties beyond and looking towards the hilltops including Hoad Hill and Monument. Further four windows, two with traditional timber lintels and heavily beamed ceiling. Kitchen area to side with wood block work surface incorporating stainless steel sink unit with base cupboard under and recess for fridge etc. Wooden flooring with under floor heating and door to useful under stairs store cupboard.

#### THIRD FLOOR LANDING

Open access to:

#### TOP FLOOR SUITE

19' 8" x 15' 7" (5.99m x 4.75m)

Full head height to centre with reduced to the sides. Feature truss beam, restored winch wheel for bringing goods up to the warehouse, glazed door and windows giving access to a rooftop seating area and wooden flooring with underfloor heating. Connecting door to shower room and roof top terrace.

#### ROOF TERRACE

Offering views over the rooftops of Ulverston, perfect for sitting and relaxation with privacy.

#### BATHROOM

Fully tiled room with the floor having a drain for the shower and glazed screen, twin ended bath with mixer tap, WC with push button flush and pedestal wash hand basin with mirror above and extractor fan. Three windows with pattern glass panes.

#### EXTERIOR

Immediately to the front of the property is an area in front of the doors to the garage that has been used by the owner for parking plus pay & display parking in the car park surrounding the property.

