



Canny Hill, Newby Bridge

£725,000

Green Acre, Hazelrigg Lane, Canny Hill, Newby Bridge,
Nr Ulverston, Cumbria, LA12 8NY

Green Acre is a versatile and well proportioned Dormer Bungalow, currently utilised as a successful Holiday Let within the gorgeous LDNP with wonderful country views and approx 2 acres of Land.

Comprising Hallway, Living Room, Dining Room/Bedroom 4, Kitchen, Conservatory, 3 further Bedrooms, Bath and Shower Room. Garage, Gardens, Hot Tub and Parking. Early viewing is highly recommended.

Quick Overview

Detached - 4 Bedrooms

2 Receptions - 2 Bath/Shower Rooms

Nestled in a beautiful rural area within the LDNP

Close to the foot of Lake Windermere

Fabulous country views

LPG heating

Walks on the doorstep

Garage and Ample Parking

Good access to the A590

Standard Broadband Speed 13 mbps available*



4



2



2



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Standard
Broadband



Garage and ample
Parking

Property Reference: G2962



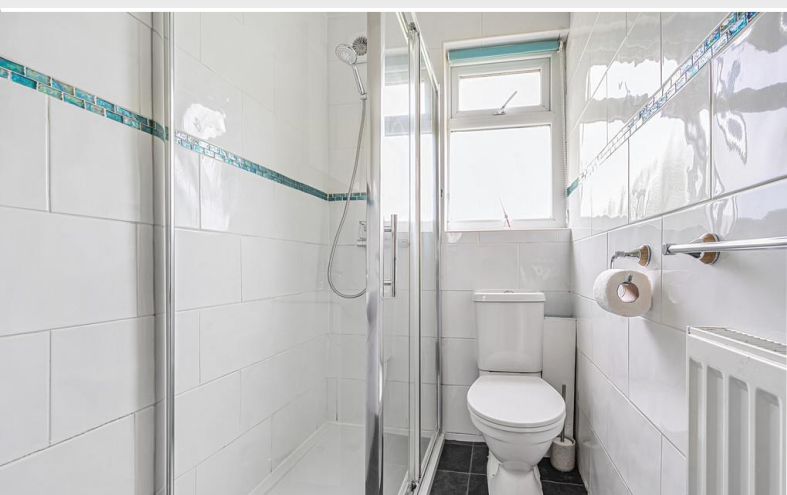
Dining Room/Bedroom 2



Bedroom 3



Bedroom 4



Shower Room

Description Properties do not come to the market very often in Canny Hill and Green Acre is a generous 3-4 Bedroom Detached Dormer Bungalow set in the Lake District National Park with fabulous country views to the Lakeland Fells beyond and sits in approx 2 acres of grounds. With a versatile layout and features typical of the era such as original doors, picture rails etc - It is also very convenient for the inner Lake District and all the attractions that come with it - win, win!

The front door opens in to the 'L' shaped Hallway which affords access to the Ground Floor Bedrooms, Shower Room and Living Room. The Dining Room (currently used as Bedroom 4) has a walk-in box bay window with charming views to the countryside and stove set into the rustic brick fireplace. Bedroom 2 (double) and Bedroom 3 (spacious single) enjoy a rear aspect. The Shower Room is tiled with a white suite comprising double shower, WC and wash hand basin.

The Living Room is a charming room with box bay window and window seat providing a lovely vantage point from which to enjoy the fabulous country views. Attractive inset 'Arrow' wood burning stove with wooden mantel over, wood effect laminate flooring and picture rail. The Kitchen is furnished with a range of cream base units with luxurious black granite work-surface and inset Belfast sink. Built-in oven, ceramic hob, integrated fridge and slimline dishwasher. Useful under stairs storage cupboard. Door to the Side Entrance Porch which is a super space for wet coats and muddy dogs! Stairs to the First Floor and door to the Conservatory which is an extremely spacious, relaxing and peaceful space with slate tiled floor and air conditioning unit which enables this room to be used all year round. The Conservatory gives direct access to the Patio and Hot Tub.

From the Kitchen enclosed stairs lead up to the First Floor landing with large, walk-in Linen Cupboard. Bedroom 1 is very generous with 'Velux' roof window and dormer window which provides the most delightful, far-reaching open country views. Air conditioning unit. The separate Bathroom has a white suite comprising bath, WC and wash hand basin. Airing cupboard housing the LPG gas central heating boiler.

Outside the grounds are extensive and mainly to the rear. To the front and side are some level lawns with some colourful well established plants and shrubs dotted around. The Real delight is what lies behind this property with its fabulous sloping grounds hosting a variety of mature trees and shrubs, which is perfect for the most adventurous of children and benefitting from a handy Garden Shed/Log Store and a Summer House with decked balcony which enjoys wonderful views. Directly outside the Conservatory is a gravelled Patio Area, seating area and a 6 person Hot Tub which was installed in 2022 and still has the remainder of a warranty.



Bedroom 2/Dining Room



Living Room



Kitchen



Conservatory



Bathroom



Driveway and Garage

To sit in the tub on a lovely summers evening with the sublime views all around you is just picturesque. There is a Double Garage with space for 2 small cars plus space for a Workshop area and Utility space if required and has power, light, water and electronic roller door. The Driveway provides parking for 3-4 vehicles comfortably and has an electric gate.

Location Only a 'hop and a skip' from the foot of Windermere Lake at Newby Bridge, all the attractions of the Lake District National Park are very accessible and the major road network gives ready access to local train stations and leads to larger employment and service destinations, with the nearby market town of Ulverston being only about ten minutes' drive. The property is tucked away in a peaceful location up a country lane but is also accessible and convenient.

Canny Hill is also only minutes away from the A590 with good access to Barrow, Ulverston and the M6 Motorway.

To reach the property if travelling on the A590 towards Ulverston head for Newby Bridge and take the left turn after the Cartmel road and just before Newby Bridge Services. Follow the lane to the 'T' junction and turn left into Hazelrigg Lane. Green Acre can be found shortly on the right hand side.

What3words

<https://what3words.com/evoke.third.reckons>

Accommodation (with approximate measurements)

Hallway

Dining Room/Bedroom 4 12' 6" x 12' 3" into bay (3.81m x 3.73m into bay)

Bedroom 2 12' 3" max x 8' 10" min (3.73m max x 2.69m min)

Bedroom 3 9' 10" x 6' 7" (3m x 2.01m)

Shower Room

Living Room 13' 11" plus bay x 12' 3" (4.24m plus bay x 3.73m)

Kitchen 13' 1" x 9' 11" (3.99m x 3.02m)

Side Entrance Porch 8' 6" x 5' 10" (2.59m x 1.78m)

Conservatory 15' 9" x 12' 11" (4.8m x 3.94m)

Bedroom 1 19' 5" max x 13' 5" max (5.92m max x 4.09m max)

Bathroom

Garage 23' 0" x 17' 6" max & 10'0" min (7.01m x 5.33m max & 3.05 min)

Timber Garden Store 9' 10" x 3' 7" (3m x 1.09m)

Summer House 9' 3" x 7' 3" (2.82m x 2.21m)

Services: Mains electricity. LPG heating. Private water to bore hole - tested Jan 24. Air conditioning units in the



Views



Kitchen



Bedroom 1



Hot Tub



Patio Area, Hot Tub & Grounds

Conservatory and Bedroom 1. Septic tank drainage - last emptied Feb 24. Please note that due to updated regulations for septic tanks and private drainage facilities, interested parties may wish to seek independent advice on the installation. We can recommend several local firms who may be able to assist.

Tenure: Freehold. Vacant possession upon completion. No upper chain.

*Checked on <https://checker.ofcom.org.uk/> 15.7.24 not verified. We are advised by the Vendor you can achieve 50mbps+ using the 4G network.

Business Rates: £2900 - This property is currently subject to Small Business Rate Relief.

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

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

Holiday Letting: This property is currently let through Sykes and generated a gross income of approx £35,688 for 22/23 and £50,000 for 23/24. Accounts available to interested parties following viewing.

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **015395 32301** or request online.



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Hazelrigg Lane, Newby Bridge, Ulverston, LA12

Approximate Area = 1281 sq ft / 119 sq m

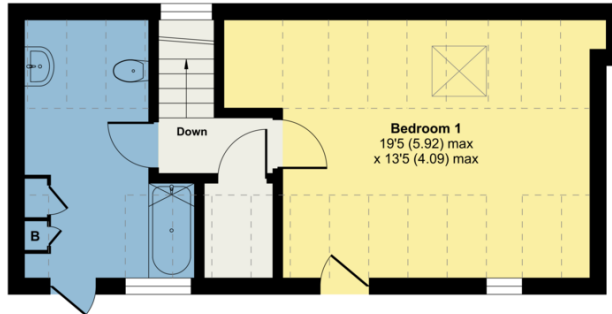
Limited Use Area(s) = 193 sq ft / 17.9 sq m

Outbuildings = 104 sq ft / 9.6 sq m

Garage = 403 sq ft / 37.4 sq m

Total = 1981 sq ft / 183.9 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checon 2024. Produced for Hackney & Leigh. REF: 1159828

A thought from the owners being able to look out across the fells on a cold day from the warmth of the hot tub is my favourite thing to do. I am going to miss this property immensely

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