



Haverthwaite

£485,000

2 Barn Garth, Haverthwaite, Ulverston, Cumbria, LA12 8AE

A delightful refurbished 3 bedroomed effectively semi-detached barn conversion offering a pleasant mix of traditional features and modern fittings, with 2 reception rooms plus a conservatory, pretty cottage garden to the rear, a large single garage with useful office room above and all set in a charming group of similar properties with views from the rear across the valley.

Quick Overview

3 Bedroomed detached barn conversion

2 Reception rooms and 2 bathrooms

Peaceful yet convenient location

Private gardens

Situated in The Lake District National Park

Well presented with modern fittings

Ideal family home, second home, holiday let

Garage and off road parking

*FTTC Superfast broadband available up to
55-80 Mbps



3



2



2



E



Superfast
Fibre
Broadband



Garage & Off
Road Parking

Property Reference: W6128



Sitting Room



Dining Kitchen



Bedroom 1



Bedroom 2

Location: This charming property is tucked away in a little cluster of properties and makes the most of the lovely views to the rear.

Just a mile or so from the base of Lake Windermere with the attractions of the Lake District practically on the door step, the quaint market towns of Ulverston and Grange over Sands with rail, an outstanding school 3 minutes away, shopping and medical facilities approximately 15 minutes by car, and a similar distance from junction 36 of the M6 Motorway 2 Barn Garth is also extremely conveniently placed.

To reach the property follow the A590 in the direction of Barrow in Furness, passing Newby Bridge and Backbarrow. Continue past Haverthwaite Railway and at the cross roads take the left turn opposite the right turn to Grizedale\Bouth. Follow the road around and bear first right up a small lane and 2 Barn Garth is a short way up on the left with the garage immediately opposite and parking on the cobbled area next to the property.

Property Overview: Originally converted in the 1970's this is an interesting split level property with the accommodation principally being on two floors with a mid level entrance hall between the ground and first floors.

Extensively improved by the current owners in 2022, which includes Air Source heat pump heating with under floor heating to the ground floor, electric car charger, a new kitchen and bathroom, hand made accoya double glazed windows and doors, together with a general upgrade of the fittings.

The good sized family accommodation starts with the entrance hall with wide steps leading to the living area and a high vaulted ceiling opens to the first floor which gives an impressive feeling of space. The ground floor has a good sized sitting room with log burning stove, separate dining room, charming farmhouse kitchen and a small utility room.

The first floor has 3 bedrooms and family 4 piece bathroom and the main bedroom has an ensuite WC although access to this is a little tricky! The roof space is accessed from a ladder from this ensuite WC and provides a useful storage area.

Outside is a tiered cottage garden to the rear, parking for 1-2 cars on the cobbles to the front and across the lane (immediately opposite 2 Barn Garth) is a larger than average single garage with versatile room above, perhaps a home office or gym?

Accommodation: (with approximate measurements)

Ground Floor

Sitting Room 17' 6" x 12' (5.33m x 3.66m)

Dining Room 10' x 9' 3" (3.05m x 2.82m)

Conservatory 8' 9" max x 8' 4" max (2.67m x 2.54m)

Kitchen 16' 7" x 8' 8" (5.05m x 2.64m)

Utility 10' x 6' 6" (3.05m x 1.98m)

First Floor

Bedroom 1 12' 8" x 12' 1" (3.86m x 3.68m)

Ensuite Shower Room

Bedroom 2 13' 8" x 11' 3" (4.17m x 3.43m)

Bedroom 3 11' 9" x 8' (3.58m x 2.44m)

Bathroom

Second Floor/Roof Space

Study 13' 1" x 9' 4" (3.99m x 2.84m)

Roof Space 11' 8" x 9' 4" (3.56m x 2.84m)

Outside

Garage 16' x 12' 7" (4.88m x 3.84m)

Office Above Garage 16' x 12' 7" (4.88m x 3.84m)

Property Information:

Services: Air source heat pump and underfloor heating powers throughout.

Tenure: Freehold. Vacant possession upon completion.

Council Tax: Westmorland & Furness - Band F.

Viewings: Strictly by appointment with Hackney & Leigh Windermere Sales Office.

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

What3Words: ///blunders.section.chess

Notes: *Checked on <https://www.openreach.com/> 19th August 2024 - not verified.



Bedroom 3



Office Above Garage



Views



Ordnance Survey Ref: 01178655

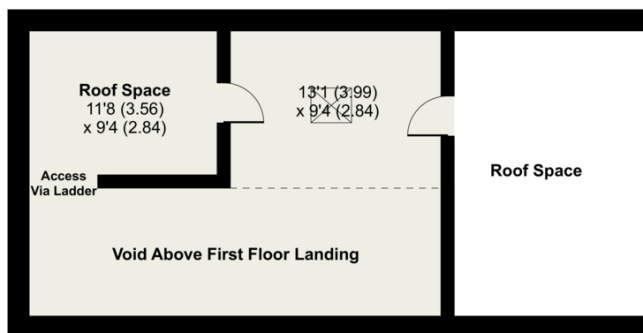
2 Barn Garth, Haverthwaite, LA12

Approximate Area = 1631 sq ft / 151.5 sq m (excludes voids)

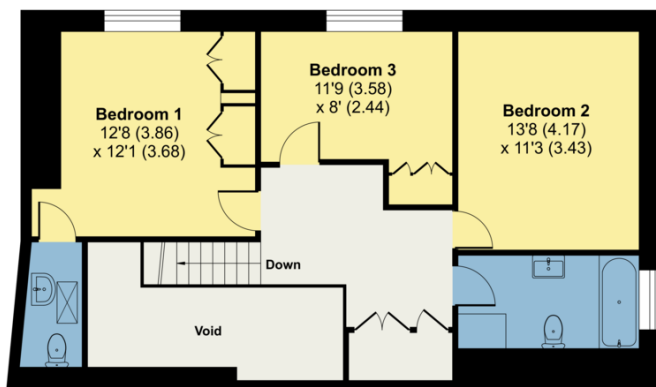
Garage & Office = 404 sq ft / 37.5 sq m

Total = 2035 sq ft / 189 sq m

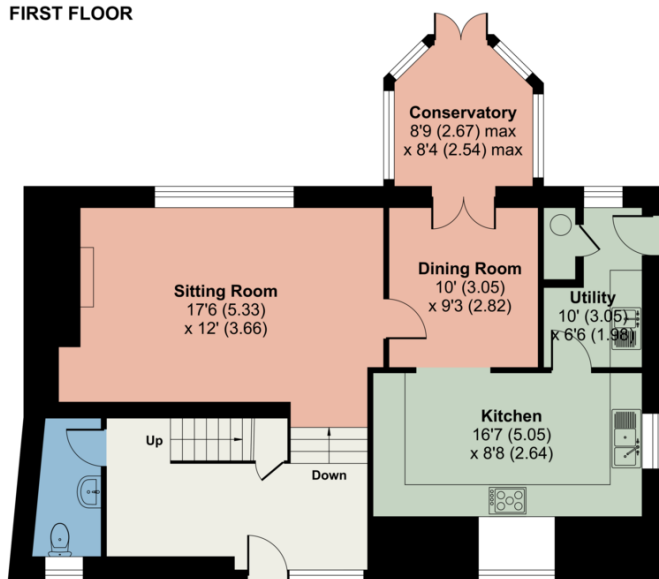
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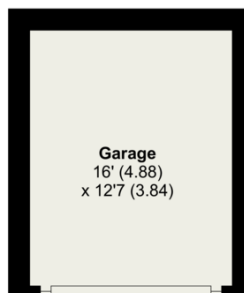
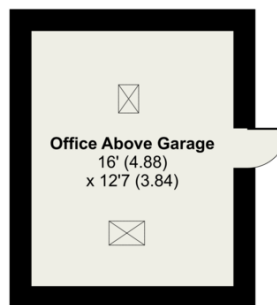
SECOND FLOOR / ROOF SPACE



FIRST FLOOR



GROUND FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hackney & Leigh. REF: 1166176

A thought from the owners...

"Haverthwaite is a lovely tight knit community. We all help each other out with dog walks, plant watering, we even clubbed together to create a free community allotment. Although we'll be leaving the hamlet, we'll certainly be staying in touch with the village!"

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