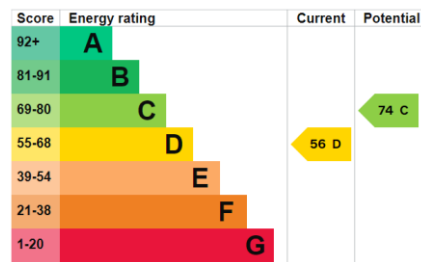


Total area: approx. 304.4 sq. metres (3277.0 sq. feet)



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.



JH Homes

£620,000



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GARAGE & PARKING

High Farm House, 23 The Green,
Lindal, Ulverston, LA12 0LX

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Imposing detached former farmhouse situated in a prominent position within the village of Lindal with views of The Green. This Grade II listed property stands impressively on an enviable plot with super gardens and is of sandstone and limestone construction with a date stone indicating 1879. Offering spacious family accommodation with many original features that will be truly appreciated upon inspection with an excellent standard of presentation throughout. Comprising of entrance hallway, lounge with impressive replacement multifuel burner set in an original Sandstone surround, dining room, kitchen/breakfast room with slate flooring, pantry, utility room, WC and cellar to the ground floor. The first floor offers four double bedrooms with a master having an en-suite facility as well as there being a four-piece Victorian style bathroom complete with free standing bath. Completing this impressive home is a second floor attic room, gated driveway, workshop and garden room plus rear courtyard garden, lawn and established plants and shrubs to the front and rear. This stunning property is highly recommended for internal inspection and is ideal for the family buyer. The village itself has a popular primary school, public house and offers excellent access to the A590 travelling to Ulverston, Dalton, and Barrow-in-Furness.



DIRECTIONS

Proceeding into the village from the Ulverston direction, after the pedestrian crossing turn right into The Green. Continue along the road with The Green on your left hand side and after the junction you will find the property.

The property can also be found by using the following "What Three Words"

<https://w3w.co/barefoot.haircuts.mattress>

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: Please advise as the property doesn't seem to be listed on the council database.

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains services include gas, electricity, water and drainage.





Accessed through a traditional door into:

ENTRANCE HALLWAY

Engineered wood flooring, radiator and stairs to first floor. Doors to lounge and dining room.

LOUNGE

19' 4" x 17' 6" (5.90m x 5.34m)

Two sash windows to front with a view of The Green. Fireplace, alcove cupboards, engineered wood flooring, wall lights and two radiators. Door to kitchen/breakfast room.

DINING ROOM

16' 2" x 13' 4" (4.94m x 4.08m)

Cast iron fireplace with Oak surround, radiator and two sash windows to front.

KITCHEN/BREAKFAST ROOM

14' 11" x 14' 11" (4.57m x 4.55m)

Stunning farmhouse style kitchen fitted with a range of base and drawer units with Granite work top over incorporating inset double sink with swan necked mixer tap, chrome handles and splash back tiling. Integrated electric oven and electric hob with cooker hood over, dishwasher and larder fridge. Radiator, external door to driveway and further door to:

INNER HALL

Window to rear, door to utility room, pantry and cellar.

UTILITY ROOM

13' 4" x 9' 7" (4.08m x 2.94m)

Window to side, an area of worktop with base unit and space and plumbing for washing machine. Wall mounted boiler for the hot water and heating system and door to:

CLOAKS/WC

Two piece suite comprising WC and wash hand basin.

PANTRY

Light and shelving.

CELLAR

Power and light.

FIRST FLOOR LANDING

Window to rear, access to bedrooms and bathroom. Linnen cupboard and stairs to second floor.

MASTER BEDROOM

17' 2" x 13' 8" (5.24m x 4.17m)

Two sash windows to front with views, radiators and door to:

EN-SUITE

Modern three piece suite comprising WC, shower cubicle and wash hand basin. Underfloor heating and extractor fan.

BEDROOM

14' 11" x 14' 11" (4.57m x 4.55m)

Double room with window to rear, radiator and airing cupboard housing hot water tank.

BEDROOM

13' 9" x 13' 4" (4.20m x 4.08m)

Double room with two sash windows to front and radiator.

BEDROOM

13' 9" x 10' 2" (4.20m x 3.11m)

Two sash windows to front and radiator.

BATHROOM

14' 5" x 7' 4" (4.41m x 2.26m)

Luxury Victorian style four piece suite comprising free standing bath with mixer taps and shower, walk-in shower cubicle, WC and wash hand vanity basin. Heated towel rail, extractor fan, wood effect vinyl flooring and half tongue and groove panelling. Frosted glazed sash window to rear.

ATTIC ROOM

38' 5" x 26' 7" (11.71m x 8.11m)

Two roof windows.

EXTERIOR

Sandstone walled with wrought iron railings to the front garden with established plants and shrubs and pathway to the front door. The rear garden is laid mostly to lawn with a variety of trees, shrubs, vegetable plot, fruit trees and bushes plus a workshop, greenhouse and garden room. Flagged patio with access to kitchen and outside WC, parking area and further slate mulch patio extending to lawn. Excellent garden complimenting this comfortable family home. Enclosed parking accessed by way of Pit Lane.

GARDEN ROOM

23' 11" x 10' 3" (7.30m x 3.14m)

External doors, three windows, light and power.

WORKSHOP

Coal shed, power and light.

