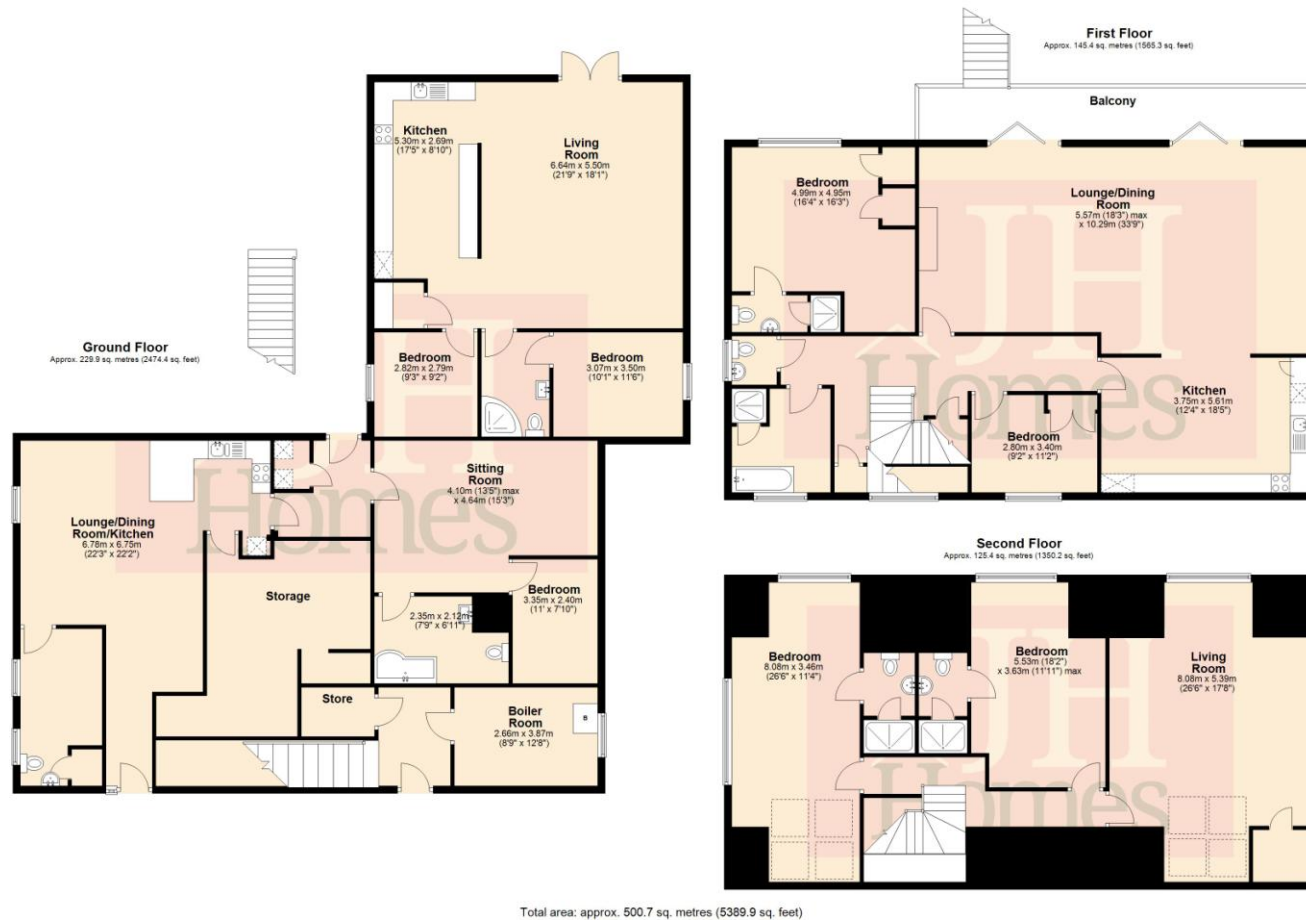


JH
Homes

£750,000



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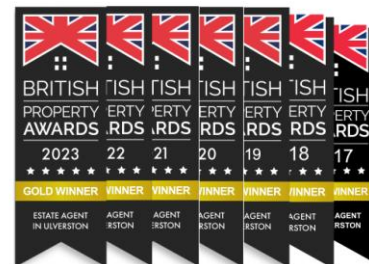
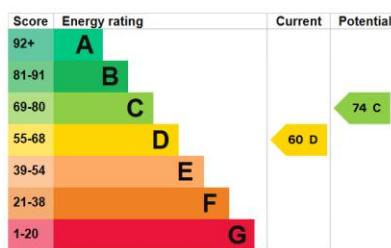
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GARAGE &
PARKING



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

The Old Chapel, Tarn Flatt, Marton, Ulverston, LA12 0NL

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Resting in an idyllic countryside location on the edge of the traditional market town of Ulverston lies this incredible living and/or business opportunity to acquire an expertly converted semi-detached former chapel with extension complete with ample parking and detached garage/workshop. The conversion was completed 1994, the rooms to the top floor in 2010 and the single storey, flat at roofed extension 2012.

The versatile accommodation currently offers comfortable living on the middle floor with two accesses but namely from a wrought iron staircase and balcony to the rear of the property into a spacious lounge with some fantastic panoramic views of the surrounding countryside, kitchen/diner, master bedroom with en-suite, second bedroom, bathroom and separate WC. Complete with stairs to a further level offering a second lounge and two bedrooms both with ensuite shower rooms. The ground floor is currently a self contained apartment with L-shaped lounge/kitchen/diner, secondary lounge, utility and double bedroom with en-suite. There is also a storage area which could be converted and utilised as further accommodation as well as having two ground floor accesses.

Attached to the rear of the ground floor is a stunning two bedroomed self contained annex with French doors to two aspects. Comprising of lounge, kitchen, two bedrooms and shower room. Externally there is ample parking with easy access to each living area and workshop with mezzanine, light and power.

Complementing this one-off opportunity is an oil fired central heating system & uPVC double glazing. There is easy access to the surrounding towns of Ulverston, Barrow and Dalton and the village of Lindal.



DIRECTIONS

From our office proceed to the traffic lights on Queen Street where meets the A590. Turn right here and proceed through Swarthmoor. Just before approaching Lindal tun right on the road past the Meat Company and proceed to the 'T' Junction. Go straight over past WCF up the hill. At the 'T' Junction take a right heading towards Marton. Continue along the road past play park on the left then just after here take a sharp left into Tarn Flatt where the property can be found on the left hand side.

The property can also be found by using the following "What Three Words" <https://w3w.co/immune.dated.curiosity>

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: PLEASE ADVISE

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: All mains services including electric, water and drainage. Oil is by way of a tank for heating and hot water.





GROUND FLOOR APARTMENT

Accessed through a PVC door into:

L-SHAPED LOUNGE/KITCHEN/DINER

22' 3" x 22' 22" (6.78m x 7.26m)

Fitted with range of base, wall and drawer units incorporating stainless steel sink and drainer with mixer tap and breakfast bar divide. Integrated electric oven and hob with cooker hood over, space for fridge/freezer, door to storage area, door to utility and door to:

SHOWER ROOM

Three piece suite comprising of WC, wash hand basin and shower cubicle. Two windows.

UTILITY

External door to rear, space and plumbing for washing machine and door to:

LOUNGE

13' 5" x 15' 3" (4.09m x 4.65m) widest points

Window, radiator, door to bathroom and door to:

BEDROOM

11' 0" x 7' 10" (3.35m x 2.40m)

Window and radiator.

BATHROOM

Three piece suite comprising of WC, wash hand basin and P shaped bath with shower over.

STORAGE

18' 0" x 8' 7" (5.50m x 2.63m)

Light and power.

SECONDARY GROUND FLOOR APARTMENT

Accessed through two PVC Frnch doors with mathcing site panels into:

LOUNGE

21' 9" x 18' 1" (6.63m x 5.51m)

Two uPVC French style double doors with matching side panels, radiator, doors to two bedrooms and shower room. Open to:

KITCHEN

17' 5" x 8' 10" (5.31m x 2.69m)

Fitted with a range of base, wall and drawer units with worktop over incorporating sink and drainer. Integrated electric oven and hob with cooker hood over. Further storage cupboard.

BEDROOM

10' 10" x 11' 6" (3.3m x 3.51m)

Window and radiator. Door to:

SHOWER ROOM

Three piece suite comprising WC, wash hand basin and shower cubicle.

BEDROOM

9' 3" x 9' 2" (2.82m x 2.79m)

Window and electric heater.

MAIN HOUSE GROUND FLOOR

Accessed through a door into:

ENTRANCE HALL

Storage cupboard, stairs to first floor and door to:

BOILER ROOM

12' 8" x 8' 8" (3.87m x 2.66m)

Floor mounted combination boiler for the hot water and heating system, window, light and power.

FIRST FLOOR LANDING

Entrance door, window, doors to shower room, two bedrooms, lounge/diner and stairs to second floor.

LOUNGE/DINER

18' 3" x 33' 9" (5.56m x 10.29m) widest points

Two bi fold doors to balcony, window to side, feature fireplace and radiator. Open to kitchen.

BALCONY

Seating area with fantastic views and stairs to rear.

KITCHEN

12' 4" x 18' 5" (3.76m x 5.61m)

Fitted with a range of base wall and drawer units with worktop over incorporating sink and drainer with mixer tap. Integrated electric over and hob with cooker hood over. Radiator and door back to landing.

MASTER BEDROOM

16' 4" x 16' 3" (4.98m x 4.95m)

Window, two wardrobes, radiator and door to:

EN-SUITE

Three piece suite comprising WC, wash hand basin and shower cubicle.

BEDROOM

9' 2" x 11' 2" (2.79m x 3.4m)

Window, wardrobe and radiator.

BATHROOM

Two piece suite comprising WC and bath. Window.

WC

Two piece suite comprising WC and wash hand basin. Window.

SECOND FLOOR LANDING

Door to secondary lounge and two bedrooms.

LOUNGE

26' 6" x 17' 8" (8.08m x 5.39m)

Two windows with views, four roof windows, storage cupboard and radiator.

BEDROOM

26' 6" x 11' 4" (8.08m x 3.46m)

Double room with two windows, four roof windows, radiator and door to:

BEDROOM

18' 2" x 11' 11" (5.54m x 3.63m) widest points

Window, radiator and door to:

EN-SUITE

Three piece suite comprising WC, wash hand basin and shower cubicle.

EN-SUITE

Three piece suite comprising WC, wash hand basin and shower cubicle.

EXTERIOR

Ample parking for several vehicles. Enclosed plot occupying favourable location with the addition of further land accessed for the main road and access to oil tank.

GARAGE

External door, vehicle access door, light, power and mezzanine.

