

**JH Homes** **£450,000**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E		
21-38	F	31 F	
1-20	G		



2



3 PLUS ATTIC ROOM



2



TWO GARAGES, PARKING & WORKSHOP

# Briar House, Leece, Ulverston, Cumbria, LA12 0QS

For more information call **01229 445004**

2 New Market Street  
Ulverston  
Cumbria  
LA12 7LN

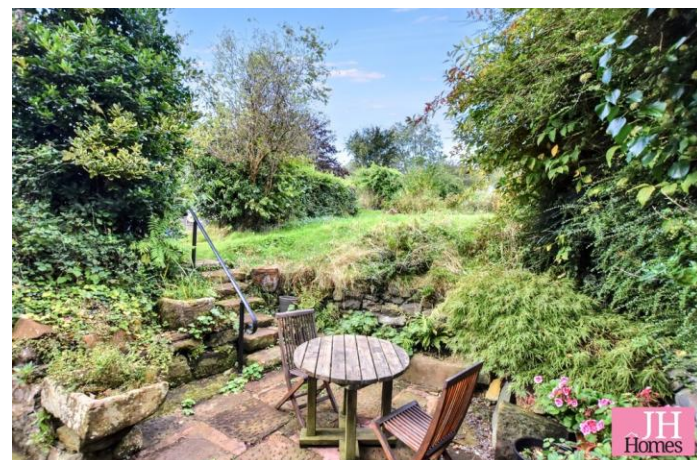
[www.jhhomes.net](http://www.jhhomes.net) or [contact@jhhomes.net](mailto:contact@jhhomes.net)

**Estate Agency Act 1979**

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Superb traditional property situated in the heart of the popular Low Furness village of Leece offering a comfortable home of character with the benefit of an adjoining self contained annex which provides either separate accommodation perfect for dual family occupation or additional letting income having had a successful track record or the ability to be combined to create a larger family home. The main part of the property has an immense amount of character with beamed and timbered ceilings, wall panelling and offers accommodation comprising of lounge, hall, dining room, kitchen, three double bedrooms, bathroom and attic room to the second floor. In the neighbouring annex the layout offers study/occasional bedroom, kitchen/diner, ground floor bathroom, lounge to first floor and double bedroom. The property has a combination of LPG gas central heating, some electric heaters and mixed double glazing. Set on an excellent plot with extensive gardens to the rear along with a drive, two single garages and workshop with ample parking area. In addition to the top of the garden is a paddock extending to approximately 0.9 acres. A perfect family home in this desirable Low Furness village with early viewing both invited and recommended.



#### DIRECTIONS

Coming from Ulverston proceed along the Coast Road leave Ulverston and bypass Bardsea, then Baycliffe, Aldingham, Newbiggin and then as you approach Goadsbarrow turn right signposted Leece. When entering the village turn right by Henry Armer's and Briar House is on the left in the courtyard facing Armers.

The property can be found by using the following "What Three Words" <https://what3words.com/vocal.polygraph.bronzes>

#### GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: Briar House – E & The Brambles - A

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Services include electric, water and drainage. Gas is by way of an underground LPG tank.





Accessed by way of a traditional set of steps leading to a set of double wooden doors opening to:

#### **PORCH**

Half glazed door opens to:

#### **LOUNGE**

14' 7" x 15' 6" (4.44m x 4.72m)

Spacious room with character having a timber and beamed ceiling with traditional panelling to one wall. Attractive central feature fireplace with Victorian style slate fire surround, tiled and cast inset housing an open grate for a real fire. Alcove cupboard to side with timber lintel and electric light, double glazed window to front with deep sill and wooden parquet flooring. Two ceiling light points, two wall light points, radiator and electric meter and fuse box to head height. Traditional strip wood door opening to the inner hall.

#### **INNER HALL**

Staircase to first floor with feature traditional multi paned window, parquet flooring and traditional painted doors with latch handles to kitchen and dining room.

#### **DINING ROOM**

12' 6" x 12' 2" (3.81m x 3.71m)

Beamed and timbered ceiling with windows to front and side elevation with the side window having a deep slate sill. Slate flagged floor, multi paned window to the rear looking up to garden, recessed fireplace with wooden mantel shelf and slate hearth housing a wood burning stove. Radiator, electric light and power. Door to rear garden and further door to useful under stairs storage area.

#### **KITCHEN**

12' 6" x 8' 6" (3.81m x 2.59m)

Fitted with a range of base, wall and drawer units with light wood grain effect work surface over incorporating inset single drainer sink unit with mixer tap. Polished slate floor, integrated electric hob with glass splash back and low level oven. Recess and plumbing for washing machine, built-in fridge freezer, timbers to ceiling and part of one wall. Lockable internal door to The Brambles Annex and uPVC double glazed window offering a pleasant view of the garden.



#### **FIRST FLOOR LANDING**

Turn at the half landing with traditional multi pane window offering a lovely view of the rear garden. The main landing has timber features and beams to ceiling and traditional panel doors to bedrooms and stairs to attic room.

#### **BEDROOM**

14' 7" x 11' 10" (4.44m x 3.61m)

Spacious double room with exposed beams and timbers and stripped wood floor. Former fireplace feature with wooden lintel and slate hearth, radiator and additional electric panel heater. Window seat with double glazed window to the front overlooking the village.

#### **BEDROOM**

14' 7" x 12' 2" (4.44m x 3.71m)

Further spacious double room with heavily beamed and timbered ceiling. Double glazed window with window seat, again offering an aspect to the front. Radiator and storage cupboard with electric light.

#### **BEDROOM**

12' 6" x 12' 2" (3.81m x 3.71m) widest points Double room with painted beams and timbers to walls and ceilings, radiator and small double glazed window to side with deep sill. Electric light and power.

#### **BATHROOM**

Three piece suite in white comprising of WC, wash hand basin inset to vanity unit with mixer tap and bath with mixer tap and over bath shower with glazed shower screen and modern panelling to surround. Exposed beams and timbers to ceiling and walls, slate shaded tiled floor, chrome ladder style towel radiator, electric wall heater and small low level double glazed window with tiled sill looking towards the rear garden.

#### **SECOND FLOOR**

Open to:

#### **ATTIC ROOM**

25' 0" x 24' 4" (7.62m x 7.42m)

Lower head height access with full head height to the centre of the room, exposed beams and trusses, two Velux roof lights and further window to gable. Electric light and power, radiator and the rear Velux double glazed window offers a lovely aspect of the garden.

#### **EXTERIOR**

Approached by a shared courtyard style drive area with steps leading up to the front door with borders to either side. The Brambles Annex is accessed from the side with a separate set of steps and handrail. Immediately to the left hand side of the property there is a gate to a flagged path leading to the rear of the house. To the side is a sloping driveway leading to the garage and parking area. Immediately to the rear of the property there is a pleasant lower patio area with Sandstone flags and doors to the dining room and annex kitchen/diner. A set of Sandstone steps lead up to the garden and parking area and garages. The substantial gardens slope up from the rear of the property being quite extensive with terraced levels which are grassed and include mature trees, shrubs and bushes. There is an aluminium greenhouse and various seating areas to enjoy the beautiful grounds and views over The Bay. To the upper section of the garden there is access to the paddock.

#### **GARAGE**

Two garages with up and over doors, modern roof and door to workshop with electric light and power, window and plumbing for WC.

#### **PADDOCK**

We are advised the paddock is approximately 0.9 acres and has separate gated access from a track/lane called Scarbarrow Lane. The paddock area is quite lovely and secluded and offers a wildflower meadow in the summer months. We are advised there is a water supply which was disconnected due to leaks however this may be possible to reinstate, and the vendors can provide further information. We are also advised that at the top of the field is a former pigsty which may assist if a stable is required subject to the usual permissions and regulations.