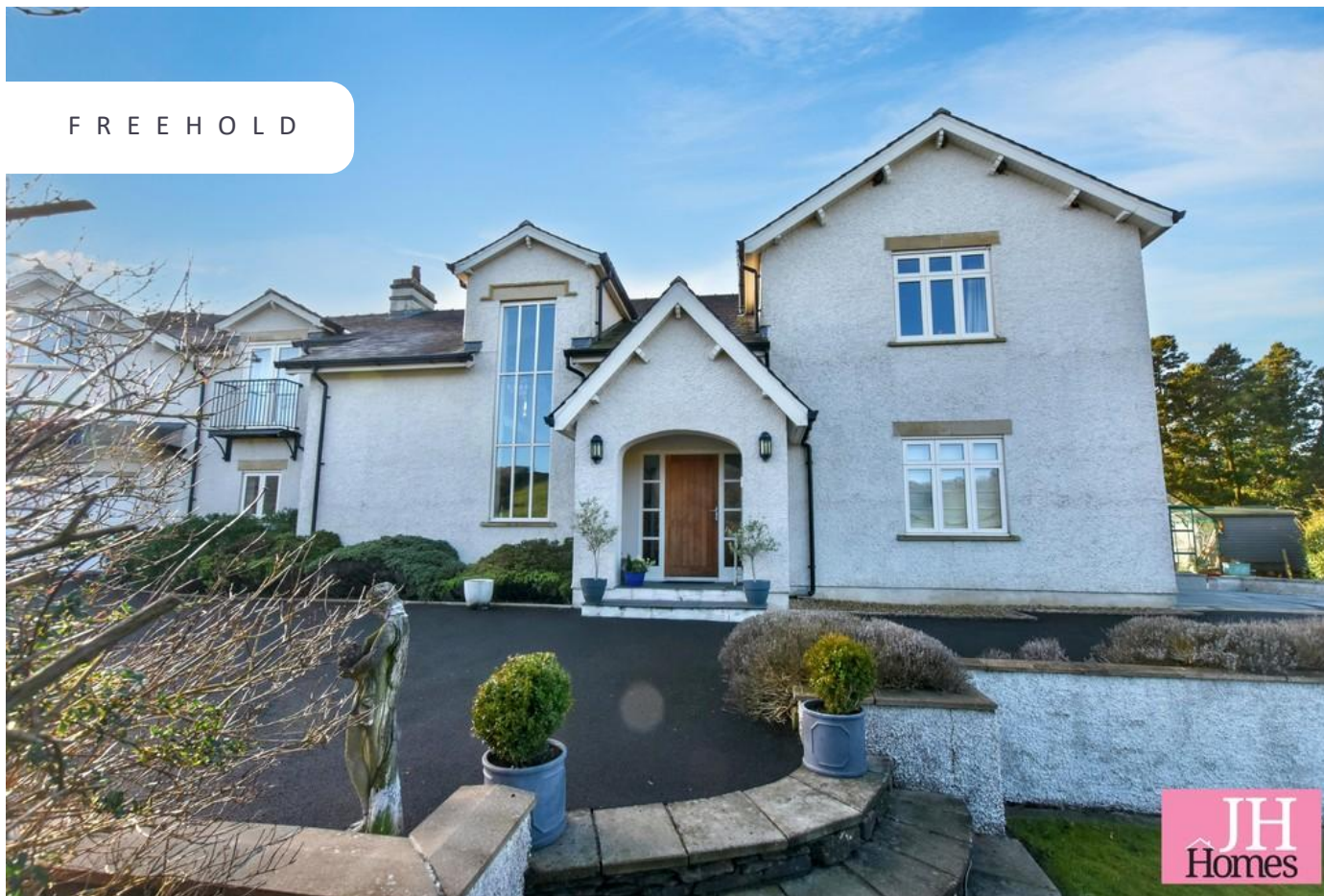


FREEHOLD



# LOWICK GREEN, ULVERSTON, LA12 8DY

## £1,100,000

### FEATURES

Architect Designed Family Home

Superb Location Offering Panoramic Views

Eco Design, With Air Source Heat Pumps

Solar PV, Battery Storage & Solar Thermal Heating

Spacious Flowing Accommodation

Four bedrooms, Three En-suite

Attractive Mature Gardens, Ample Parking

Basement Room & Double Garage

Well Presented Throughout & Viewing Highly Recommended

Superb Home in Lake District National Park



Double Garage, Off Road Parking, EV Charging (private)



An exceptional, architect-designed contemporary family home, superbly positioned on the southern fringe of the Lake District National Park. Meticulously built to exacting standards by the current owners, this striking property is offered for sale only due to relocation. The home seamlessly combines modern design with cutting-edge sustainability, featuring solar photovoltaic panels with battery storage, underfloor heating, air-source heat pumps, rainwater harvesting and solar thermal heating. The beautifully presented and highly versatile accommodation includes an impressive entrance hall, study, spacious lounge, kitchen/breakfast room, dining room, utility, four generous bedrooms, three en-suites, and a family bathroom, complemented by an integral double garage. Within an attractive plot with mature gardens, the property enjoys far-reaching countryside views, ample parking, and a desirable village setting in Lowick, with excellent access to local amenities and the market town of Ulverston. A truly outstanding home in a sought-after and scenic location.

This stunning property is accessed through a lovely open arched porch with slate tiled floor, giving shelter to the hardwood front door with double glazed panes to either side. Opening to:

#### **ENTRANCE HALL**

Magnificent space with gallery landing above making a superb and impressive entry point of the property. There is engineered wood flooring with underfloor heating which continues throughout the property. A superb feature staircase with oak newel post, handrail and treads with glass banister panelling; maximising the modern look and natural light within the hallway. Internal doors lead from the hall to the WC, kitchen, lounge, study and an under stairs area with cupboard concealing the manifolds for the underfloor heating. To the front is a long double glazed feature Westmorland style window leading from the ground to first floor, offering beautiful views beyond the drive and garden over the surrounding countryside.

#### **WC**

Spacious and useful ground floor facility with tiling to the floor, WC with pushbutton flush, pedestal wash hand basin and double-glazed window with pattern glass pane. Complete with half tiling to two walls and fitted coat hooks.

#### **STUDY**

*6' 3" x 16' 2" (1.91m x 4.93m)*

An excellent room that has a lovely aspect with double glazed windows to the front and side, with the larger front window offering a beautiful view over the front garden, surrounding countryside and woodland beyond. Engineered wood flooring, inset lights to ceiling and coat hooks to the wall.

#### **LOUNGE**

*25' 8" x 16' 0" (7.82m x 4.88m)*

Beautiful room of spacious proportions, offering light attractive decor with two feature double glazed windows to the front and side, with the rear window overlooking the attractive garden. Fabulous central carved stone fireplace set onto a slate hearth with an electric feature stove effect fire making a pleasant focal point to the room. With engineered wood flooring, numerous power sockets, including one flush to the floor, and five stylish Italian wall lights. Set of solid wooden double doors open to:

#### **DINING ROOM**

*12' 5" x 16' 10" (3.78m x 5.13m)*

Further most spacious and light room that has a set of bifold doors to the rear, opening to the excellent garden. There is a beautifully laid polished limestone floor from Bardsea quarry complete with fossils and light neutral décor to the walls. An open gallery area above from the landing with glass banister rails and a set of feature wooden doors with toughened glazed panels open to the kitchen. It offers a stunning open plan area and has two feature Italian wall lights in addition to inset lights to the ceiling. A magnificent room perfect for entertaining, flowing into:

#### **KITCHEN/BREAKFAST ROOM**

*18' 11" x 15' 4" (5.77m x 4.67m)*

Fitted with a comprehensive range of base units, wall cupboards and drawers including a double larder unit with slide-out doors as well as pan drawers, complimented with a slate shaded composite worksurface. There is a central island with breakfast bar and a grooved drainer to the worksurface, with double bowl sink unit, mixer tap and an integrated dishwasher under. Stoves electric range cooker with pink glass splashback and matching Stoves cooker hood above makes an excellent feature. Integrated lights to ceiling and drop pendant lights over the sink of the island area. A double-glazed window to the front offers a beautiful view over the surrounding countryside and a set of double doors to the rear with fitted blinds looks over the garden.

The style of the kitchen is complimented with a slate tiled floor from Brandy Cragg Quarry in Coniston. A beautifully appointed and very workable family kitchen, with doors leading back to the entrance hall and utility room.

#### UTILITY ROOM

15' 0" x 12' 9" (4.57m x 3.89m)

Fitted with base units, work surface over incorporating stainless-steel sink with mixer tap and space for both a washing machine and dishwasher underneath. Double-glazed window to the front offering a beautiful view beyond the drive over the surrounding countryside and woodland. With tiled floor, fitted Sheila maid drying rack suspended from the ceiling and a built-in shelved utility cupboard. Door to garage and door to:

#### LOBBY

With door to rear garden, solid wood flooring and a built-in storage cupboard. Also houses the circuit breaker control point and rainwater harvesting control panel. Stairs to:

#### BASEMENT

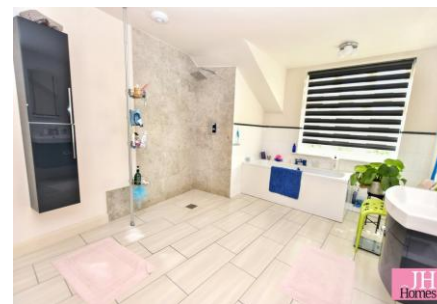
19' 6" x 19' 7" (5.94m x 5.97m)

Situated underneath the garage which offers superb general storage space with numerous electric light and power sockets. Versatile space and is perfect for a variety of potential uses including gymnasium, home cinema, children's playroom, craft room etc.

#### PLANT ROOM

7' 4" x 9' 11" (2.24m x 3.02m)

Situated to side of the stairs in the basement and has the solar control system, pressurised hot water storage tank and batteries from the solar-pv panels, along with controls for the air source heating pumps. A comprehensively fitted and designed system, superb for modern living.



### FIRST FLOOR LANDING

From the entrance hall the staircase returns to the magnificent first floor landing, with beautiful oak newel posts and handrails, and glazed banister rails maximising the natural light. A superb and impressive area of the property that is naturally lit with two solar battery operated double-glazed roof lights to the rear and the most impressive Westmorland style window to the front, running from the hallway to the landing. The landing has a gallery looking down into the dining room to one side and the hallway to the other. With a low door to an excellent eaves storage area, two sets of double doors to a built-in shelved airing/general storage cupboard housing the manifolds and controls for the upper floor underfloor heating. With a further walk-in storage cupboard to the far side.

### MASTER BEDROOM

*19' 3" x 22' 3" (5.87m x 6.78m)*

Area of superb proportions offering a fantastic room with raised platform to one corner, creating a seating and dressing table area. With fitted wardrobes, a door to the ensuite and a set of double doors to a "Juliet balcony", offering stunning views over the beautiful surrounding countryside and woodland. With wall light points as well as ceiling light points, feature double glazed window and side window with fitted blinds offering excellent outlooks.

### ENSUITE

Spacious bathroom facility with five-piece suite comprising of WC with concealed cistern and push button flush, bidet, wall hung wash hand basin with mixer tap set onto a vanity unit with drawers under and feature mirror above, panel bath with side mounted mixer tap and an open shower with fixed rain head and floor drain. Tiling to the floor and walls with recessed display areas and double-glazed window to rear with blind looking into the garden. A stylish, well proportioned bathroom with a modern chrome ladder style towel radiator, wall fitted cupboard and gives access to loft.

### BEDROOM

*10' 9" x 12' 10" (3.28m x 3.91m)*

Good double room situated to the rear of the property with light neutral decor and a vaulted ceiling with inset lights. Electric light and power points and connecting door to:

### ENSUITE

Very well presented modern suite comprising of a glazed shower cubicle, pedestal wash hand basin and WC with pushbutton flush. Half tiling to the walls with additional tiling to the shower cubicle, with rain-head shower, flexi-track spray and feature glass border tiles. Complete with pedestal wash hand basin with mirror above, double-glazed roof light, extractor fan and tiling to floor.

### BEDROOM

*12' 2" x 16' 5" (3.71m x 5m)*

Further double room situated to the front of the property which has lovely dual aspect, double glazed windows offering beautiful views to the front over the picturesque countryside and woodland. Side window looks down the valley towards Coniston Old Man, Dow Crag and other Lakeland hills. A spacious room with light neutral decor, inset lights to the ceiling and a built-in double wardrobe to the corner of the room, complete with hanging rail and shelf. Door to:

### ENSUITE

Fitted with a three-piece suite in white comprising of glazed shower cubicle with thermostatic shower, flexi-track spray, a fixed rain head fitting, wash hand basin with mixer tap and illuminated mirror above and WC with pushbutton flush. Tiling to the floor and half tiling to the walls, glass-coloured upper border tile, extractor fan, ceiling light point and double glazed window to the side.

### BEDROOM

*12' 7" x 16' 4" (3.84m x 4.98m)*

Situated to the rear of the property with a dual aspect window looking into the rear garden, and side window looking beyond neighbouring property towards beautiful Lakeland countryside and hills beyond. The room has light yellow décor, inset lights to the ceiling and an access point to the loft with drop-down ladder. Complete with built-in wardrobe to the corner with sliding doors, hanging rail, shelving and drawers; making a lovely double room.

### BATHROOM

Modern three-piece suite in white comprising of panel bath with side mounted mixer tap and glazed shower screen, over bath shower with flexi track spray and fixed rain head, pedestal wash hand basin with mixer tap, combination electric light with shaver point and WC with pushbutton flush. Tiling to the floor, around the shower cubicle and half of the remaining walls with a grey glass upper border tile.







## EXTERIOR

Stunning modern detached home of contemporary architectural design set on a generous plot surrounding the property. Accessed through set of wooden gates to tarmac drive and parking area which offers space for numerous vehicles and access to the integral double garage. A beautiful feature front porch and steps lead down to an area of lawn with mature planted borders alongside a water point and patio area, overlooking the picturesque surrounding countryside. To the side is a further substantial hardstanding with far reaching views. Beyond there is access to raised vegetable beds and access to the rear patio and garden. There is also an aluminium framed greenhouse behind which is a modern and well proportion garden storage shed. The substantial rear patio offers a lovely seating area which is attractively landscaped with natural stone flags, cobbled sets and slate shingle, offering a sheltered seating area with low retaining wall above which is the upper garden. The main rear garden area is extremely well planted and presented with an abundance of mature damson and apple trees, as well as other varieties of trees, shrubs and bushes. There are attractive, well stocked borders and to the upper part of the garden, a framework supporting the solar panels which feed into the property and battery storage. A central feature to the garden is the beautiful garden room which has a feature pitched roof and offers an excellent entertaining area with inbuilt barbecue/griddle and bench seating around the BBQ area; a perfect room for enjoying the garden in the evenings or inclement weather. In all, a superb garden complimenting this magnificent Lakeland family home.



## GARAGE

19' 9" x 20' 1" (6.02m x 6.12m)

Excellent double garage with electric up and over door, electric light and power points and double glazed window to the side, offering a superb double garage with workshop space.



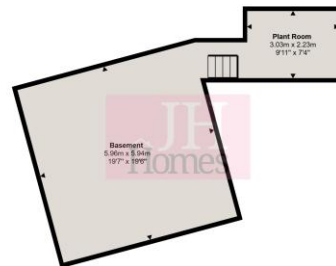
First Floor  
Approx 183 sq m / 1973 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Ground Floor  
Approx 183 sq m / 1971 sq ft

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Basement  
Approx 44 sq m / 470 sq ft

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## GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: G

LOCAL AUTHORITY: Westmorland and Furness Council

SERVICES: Mains drainage, air source heat pump, solar panels and back-up. Mains electric, mains water as well as private well water

## DIRECTIONS:

Turning of the A590 at Greenodd onto the A5092 signposted Whitehaven, keep on the road until passing the Farmers Arms Public House on the right after this take the next right signposted to Coniston the A5084 after a short distance you will see a red phone box, and Aldersyde is on the corner.

The property can be found by using the following "What Three Words"  
<https://what3words.com/stretch.tailwind.convinced>

Score	Energy rating	Current	Potential
92+	A	95 A	95 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

