

FREEHOLD



GRAMARK HOUSE, NEWLAND, ULVERSTON, LA12 7PZ

£645,000

FEATURES

Occupies An Idyllic, Slightly Elevated Rural Setting

Substantial Extended Four-Bedroom Farmhouse

Flexible & Versatile Family Home

Three Reception Rooms, Study & Spacious Kitchen/Dining Room

Hall, Utility & WC

Superb Location To Edge Of Town

Four Bedrooms, Four Piece Bathroom, WC & Separate Ensuite

Farm House, Outbuildings/Stables, Field & Two Outdoor Offices

Well Stocked, Mature Gardens, Patio Seating Areas & Woodland Garden

Viewing Advised



 2  4  4  Garage, Off Road Parking



Gramark House, Newland, occupies an idyllic, slightly elevated rural setting with attractive countryside views and mature, established gardens. This substantial four-bedroom semi-detached farmhouse has been thoughtfully extended and updated to create a flexible and versatile family home, blending character features with modern living and a new kitchen. A detached outbuilding, currently used as an artist's studio and further stone barn, offer excellent potential for further conversion, subject to the necessary consents. The ground floor provides two reception rooms, a study and a spacious kitchen/dining room, central hall, utility and WC. To the first floor are three double bedrooms, a four-piece family bathroom and separate WC. A generous landing leads to a fourth bedroom with en-suite and an additional sitting room which enjoys uninterrupted views. This section could be enclosed to form a self-contained annexe, subject to approval. Externally, there is parking for vehicles to the front, two separate driveways accessed from different points, and a field entrance leading to a useful hard standing area. The gardens are mature and well stocked, with patio seating areas and a woodland garden. A rare opportunity to acquire a spacious rural home within easy reach of Ulverston and its amenities. Early viewing is recommended.

Approached via off-road parking area, with steps rising through a wrought iron gate framed by attractive stone walling. Heavily planted borders lead you to the entrance, creating a charming and welcoming first impression. A composite front door opens directly into:

DINING ROOM

14' 10" x 16' 11" (4.52m x 5.16m)

An excellently proportioned and versatile reception space designed to make the most of the pleasant garden aspect. Double glazed French doors open onto the patio seating area, with a further window allowing additional natural light. The room features neutral décor, two wall light points, two radiators and bespoke shelving. A feature fireplace houses a cast iron stove, creating a warm focal point and enhancing the character of the space. Door to:

KITCHEN

13' 2" x 14' 7" (4.01m x 4.44m)

Thoughtfully updated and provides three-sided work surfaces complemented by bespoke tiling. There is an electric hob with cooker hood over and a single bowl sink unit with mixer tap. Character features include exposed ceiling timbers, blending charm with practicality, alongside overhead lighting and ample power points. Open to:

UTILITY ROOM

4' 4" x 7' 2" (1.32m x 2.18m)

Plumbing for a washing machine, with space for a tumble dryer and upright fridge/freezer. Benefits from overhead light and power points, plus a door for access to the side.

RECEPTION ROOM

14' 9" x 13' 8" (4.5m x 4.17m)

Centres around a recently installed cast iron multi-fuel stove recessed into the chimney breast, framed by a hand-carved stone fireplace. Bespoke fitted shelving sits to the side, with practical storage beneath. A uPVC double glazed window and multi-paned door provide an outlook towards the garden. Exposed beamed ceilings add further character, complemented by neutral décor, a radiator, overhead light point and power points.

STUDY

9' 1" x 10' 5" (2.77m x 3.18m)

Characterful and inspiring study overlooking the front garden. Bespoke fitted shelving provides the perfect home for books and display pieces, while rich red and cream tones create a warm and productive environment. An ideal work-from-home space or reading retreat.

RECEPTION ROOM TWO

10' 7" x 19' 3" (3.23m x 5.87m)

Substantial and highly versatile room with windows to both the front and rear. Exposed ceiling beams add charm and character, while the electric stove with feature surround forms a cosy focal point. A wonderful space for relaxing evenings or entertaining family and friends. Access leads through to the boiler room/WC.

GALLERIED LANDING

Well-proportioned and creates an immediate sense of space. Thoughtfully designed to incorporate an open study area, this expansive space offers both practicality and

flexibility - ideal for home working, reading, or as a quiet retreat. The landing seamlessly connects four well-appointed bedrooms, the family bathroom and washroom, forming a natural and harmonious flow throughout the first floor. Radiator, power points and overhead light points ensure comfort and functionality, while the generous dimensions elevate this space beyond the ordinary corridor, transforming it into a true extension of the home's living accommodation.

BEDROOM ONE

10' 7" x 10' 6" (3.23m x 3.2m)

Spacious and light-filled principal double bedroom enjoying a window to the front. Now offering a clean, uncluttered layout without fitted furniture, the room provides excellent flexibility for freestanding pieces and personal styling. Finished in refreshing pale green and cream tones, the décor creates a calm and tranquil atmosphere. Radiator and power points are in place for comfort and practicality.

BEDROOM TWO

12' 3" x 10' 6" (3.73m x 3.2m)

Beautifully proportioned and brimming with character, showcasing exposed ceiling beams and a window overlooking the front. Fitted wardrobes with an over-bed bridge unit provide excellent storage, while the bold black and cream décor creates a striking yet elegant inviting space for guests or family alike.

BEDROOM THREE

11' 6" x 10' 6" (3.51m x 3.2m)

Generous double room enjoying dual aspect windows to the front and side, allowing natural light to pour in throughout the day. The charming feature fireplace adds warmth and personality, while the neutral décor offers a calm and versatile canvas ready for any style.

BATHROOM

Indulgent and superbly sized family bathroom fitted with a classic four-piece white suite. The elegant freestanding claw-foot bath, complete with mixer tap shower attachment, creates a real centrepiece, perfect for long, relaxing soaks. A separate shower cubicle, pedestal basin and WC complete the space. Finished in neutral tones with a heated towel rail and natural light from the front-facing window, this is a bathroom designed for comfort and style.

BEDROOM FOUR

8' 5" x 12' 6" (2.57m x 3.81m)

Versatile space positioned to the side of the property, enjoying pleasant décor and direct access to its own en-suite shower room. Ideal for guests, teenagers or multi-generational living.

ENSUITE

A contemporary en-suite fitted with a modern white suite including separate shower cubicle with electric shower, pedestal wash hand basin and WC. Tiled finishes, heated towel rail and coordinated décor from the bedroom create a cohesive and stylish finish.

RECEPTION ROOM THREE

13' 1" x 26' 1" (3.99m x 7.95m)

Flooded with natural daylight from four hardwood-framed double-glazed windows. PVC double doors open onto a balcony, offering breathtaking far-reaching countryside views - the perfect setting for morning coffee or sunset evenings. This space, together with bedroom four and its en-suite, offers exciting potential to create a self-contained apartment or holiday let (subject to the necessary planning permissions), adding both flexibility and income opportunity.





JH HOMES | 2 NEW MARKET STREET, ULVERSTON, CUMBRIA, LA12 7LN





EXTERIOR

The property is approached via off-road parking, with steps rising gracefully to the entrance door, creating an attractive first impression enhancing the homes elevated and distinguished presence. A charming stone outbuilding offers additional space, complete with light and power points. Beautifully versatile, it is currently arranged as a workshop and home office suite but could effortlessly lend itself to a wide range of uses from creating studio to consulting rooms, gym, or guest accommodation, this versatile building could easily serve a variety of uses. In addition, there is a further block construction with glass studio, a garage and extensive drive enhancing both practicality and flexibility.

OUTBUILDING/HOME OFFICE SUITES

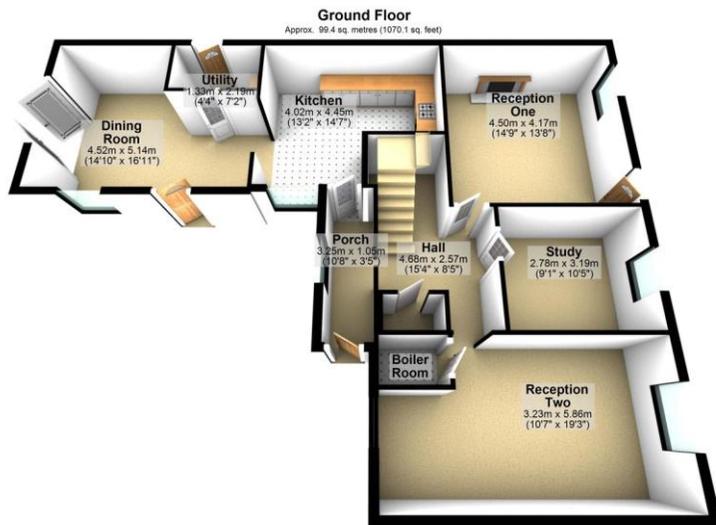
10' 1" x 14' 6" (3.07m x 4.42m)

Perfect for those running a business from home or seeking inspiration for a creative space or simply desiring valuable ancillary accommodation.

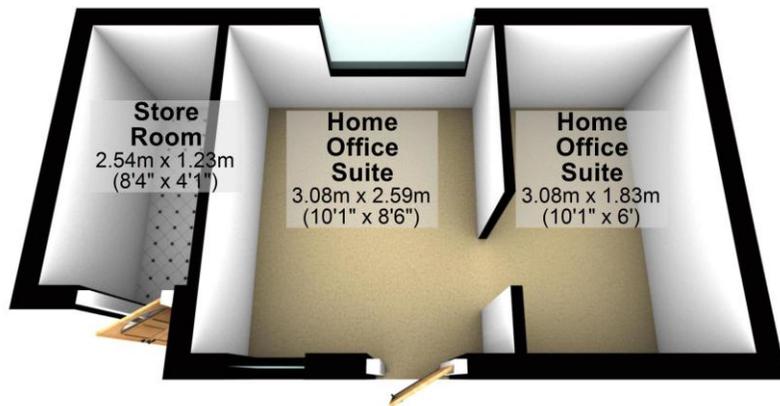
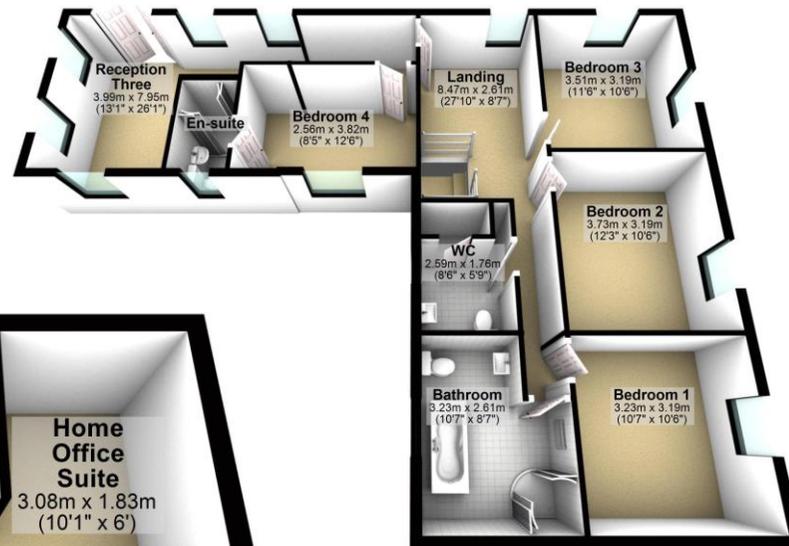
GARDENS

The gardens are a true highlight of this home. Extensively planted and mainly positioned to the side and rear, they offer a magnificent tapestry of colour, texture and seasonal interest throughout the year. Mature planting and established borders provide both structure and softness, delivering privacy without compromising openness. Thoughtfully designed and lovingly maintained, the outdoor space feels both private and enchanting. A seating area provides the perfect setting for alfresco dining and Summer entertaining, seamlessly blending indoor and outdoor living. Beyond, a picturesque tree-lined orchard, creating a wonderful sense of seclusion and escape, a rare and idyllic feature that enhances the properties country appeal. A separate field with independent drive access from the nearby lane, further enhances the lifestyle appeal. A secondary patio area to the side of the property is framed by richly planted borders and provides easy access to the outbuilding, reinforcing the effortless integration of work, leisure and relaxation.





Total area: approx. 194.6 sq. metres (2094.3 sq. feet)



Call us on
01229 445004

contact@jhhomes.net
www.jhhomes.net/properties

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: G

LOCAL AUTHORITY: Westmorland and Furness Council

SERVICES: Mains electricity and water, septic tank and LPG central heating

DIRECTIONS:

From our office proceed to the market cross, turn left onto Queen Street and follow the road to the traffic lights, then turn left onto the A590. At Tank Square Roundabout, take the second exit onto County Road/A590, follow the road at Booths roundabout and take the second exit onto Oubas Hill/A590. Continue along road for approx. 1.5 miles then turn left onto Alpine Road, continue along here for approx. 1.1 miles; your destination will be on the right-hand side identified by a pink for sale sign. The property can also be found by using the following "What Three Words"

In compliance with the Estate Agency Act 1979, we confirm that the vendor of this property is connected to a member of staff within our organisation.



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.