

FREEHOLD



THE STABLE, NEXT NESS, ULVERSTON, LA12 7QW

£775,000

FEATURES

- Outstanding Detached Family Home
- Great Location To The Edge Of Ulverston
- Well Appointed & Spacious Throughout
- Very Spacious Lounge/Dining Room & Kitchen Space
- Four Double Bedrooms (One En-suite)
- Four Piece Bathroom & Integral Garage
- Extensive Gardens & Outbuildings
- Former Nursery Site Offering Many Potential Uses
- A Great Home Perfect For A Range Of Buyers
- Early Viewing Essential & Recommended



 2  3  4  Garage, Off Road Parking



This is a rare chance to acquire a beautifully designed modern detached home, generously proportioned and set on an exceptional plot with extensive gardens and outbuildings on the former Next Ness nurseries site. Built for the current owner around 20 years ago and now offered for sale due to downsizing, the property has been lovingly maintained and presents as a spacious, welcoming family home that truly needs to be seen to be appreciated. The accommodation includes a porch, WC, hall, utility room, kitchen, dining room, lounge, conservatory, four bedrooms (one with ensuite), a family bathroom, and a useful loft space. Outside, the home benefits from an integral double garage, ample gardens, and a substantial area of land featuring polytunnels, a sizeable workshop, storage buildings, and a timber garden room. The former nursery grounds offer excellent potential for a variety of uses, ideal for a builder, joiner or hobbyist, it also may present an opportunity for further residential development, subject to the necessary permissions. With gas central heating system from a bulk tank supply and uPVC double glazing, this impressive home enjoys a superb position on the edge of Ulverston. Opportunities like this seldom arise, and early viewing is strongly recommended.

Accessed through a PVC double glazed door with pattern glass upper pane and cat flap. Opens into:

PORCH

Spacious entrance porch with a tiled floor and uPVC double glazed window with pattern glass pane. PVC door with 'bulls eye' style window opens into the hall and door to:

WC

Fitted with a two-piece suite in white comprising of a toilet unit with pushbutton flush and a pedestal wash hand basin. UPVC double glazed pattern glass window, continuation of the tiling from the porch and coving to the ceiling.

HALL

With open access to the kitchen and adjacent dining room, tiling to the floor, a double radiator, doors to the electric consumer unit and a door to:

UTILITY ROOM

4' 8" x 7' 9" (1.42m x 2.36m)
Excellent area with work surfacing and under this plumbing for a slimline dishwasher and washing machine. Base cupboard and drawer, plus free-standing Worcester boiler for the central heating and a hot water system. UPVC double glazed window which offers a beautiful view beyond the neighbouring property and garden towards Hoad Hill and Monument.

KITCHEN

10' 4" x 15' 5" (3.15m x 4.7m)
A well-appointed and spacious kitchen fitted with a range of base, wall and drawer units with granite style worktop over incorporating inset single drainer bowl and a half sink with mixer tap and splash back tiling. Integrated appliances include

a Bosch combination oven and microwave, an electric oven, two built-in fridges both matching decor panels and halogen five-ring hob with a Bosch cooker hood above. UPVC double glazed window which offer a fabulous aspect up towards Hoad Monument with a further internal sliding window giving light to the conservatory. Complete with coving to the ceiling, inset lights and open access to the adjacent dining room.

DINING ROOM

9' 1" x 18' 0" (2.77m x 5.49m)
Spacious proportions with three double radiators, a feature staircase returns to the first floor with white painted newel post handrail and spindles. Two uPVC double glazed windows, the larger of the two offering a fabulous aspect over the garden and a further window to the side. Coving to the ceiling, wall light points and a ceiling light point. Door to:

LOUNGE

27' 3" x 17' 4" (8.31m x 5.28m)
Fabulous room of most spacious proportions that will be fully appreciated upon inspection. UPVC double glazed gable window and PVC double glazed French doors opening to the front garden area. There is a flush wall mounted living coal flame fire with remote control from a Calor gas supply. With two feature exposed beams to the partly vaulted ceiling area, two double radiators and a set of PVC double glazed front doors and further window giving access to the wrap around conservatory.

CONSERVATORY

16' 4" x 6' 11" (4.98m x 2.11m)
Room of excellent proportions ideal for sitting and dining purposes as well as use as a further reception room. The conservatory area has a PVC double glazed frame with clear glass roof and a set of French doors opening to the garden, with opening upper top windows. Tiling to the floor of the conservatory and a double radiator. The rear area is carpeted, has a further double radiator with internal window to the kitchen and a door connecting to the garage.

FIRST FLOOR LANDING

From the dining room the stairs return to the first floor landing, which has wooden internal doors to the bedrooms and bathroom, plus a drop-down ladder for access to the loft.

LOFT ROOM

39' 8" x 42' 5" (12.09m x 12.93m)
A vast area offering superb storage or for use as a craft/play room etc. Divided into two areas with light and power points, two windows on the West side and one at the gable.

BEDROOM

12' 10" x 15' 2" (3.91m x 4.62m)
Lovely and bright double bedroom with uPVC double glazed window to the front overlooking the surrounding gardens, with glimpses of the railway line. Complete with light attractive decor, a comprehensive range of fitted wardrobes with matching bedside units and drawers, and a radiator.

BEDROOM

9' 4" x 12' 2" (2.84m x 3.71m)
Double radiator, uPVC double glazed window overlooking the beautiful garden and countryside beyond, range of built-in wardrobes and a door to:

ENSUITE

Spacious and well portioned facility with a glazed shower cubicle, wash hand basin inset to vanity unit with cupboards and drawers underneath and a WC with push button flush. Half tiling to the walls with additional tiling to the shower cubicle, radiator and extractor fan. Two wall light points as well as an electric fan heater, plus a window that offers a fabulous open aspect.

BEDROOM

9' 3" x 13' 11" (2.82m x 4.24m)

Dual aspect uPVC double glazed windows offering beautiful views beyond the neighbouring property towards Hoad Hill and Monument, and to the side over the surrounding gardens and countryside beyond. Built in bedroom furniture with matching drawer and bedside units, two wall light points, ceiling light point and double radiator.

BEDROOM

9' 2" x 15' 2" (2.79m x 4.62m)

Double radiator, a range of fitted units to one wall offering excellent general storage space and uPVC double glazed dual aspect windows offering open aspects towards the gardens, Hoad Monument and beyond.

BATHROOM

Fitted with a modern four piece suite in white comprising of a panel bath with mixer tap, glazed shower cubicle with thermostatic shower, WC with pushbutton flush and wash hand basin inset to a vanity unit with mixer tap and cupboards and drawers underneath, positioned in front of a uPVC double glazed window overlooking the neighbouring property and Hoad Monument. Extractor fan, modern towel radiator and a built-in cupboard offering excellent storage to the corner. In addition to the radiator there is also an electric wall heater.

EXTERIOR

Occupying an extensive plot and is accessed through a set of gates to the private drive which leads to the side of the property and the gardens beyond. To the front and side of the house is a beautiful garden with a patio (to the corner of which is the Calor gas storage tank) and low stone wall with flagged tops as a perimeter to the lawn. The garden is comprehensively stocked with a variety of trees shrubs and bushes with an extensive area of lawn perfect for the family buyer. The garden is well presented and tended by the





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





current owners and really will be appreciated upon inspection. Beyond the formal garden there is the substantial building and garden area from the heyday as a garden nursery. This area has poly tunnels, greenhouses, raised beds and has access to a workshop/storage building which offers superb potential. To the front, an external barbecue and to the upper section of the garden is a mature monkey puzzle tree, bamboo cluster and beach tree as well as other varieties. This extensive area of land is perfect for anybody wishing to either continue with the former horticultural business and would also offer great potential for a builder or joiner to have plant storage space and workshop on the doorstep. This area of land itself may also offer superb potential for additional residential development subject to achieving the required permissions. We are advised that no application has been made to develop the site and interested parties will need to make their own enquiries. The former nursery grounds offer exceptional scope for a wide range of uses, making this an outstanding opportunity for builders, joiners, or anyone seeking space to grow a business. There may also be potential for further residential development, subject to the necessary permissions, adding even more value to this already remarkable property.

GARAGE

14' 6" x 25' 6" (4.42m x 7.77m)

A superb integral garage of excellent proportions that has an electric up and over door, three uPVC double glazed windows and a PVC double glazed door to the side. Complete with benches, storage shelves, electric light and power points and offers a fabulous garage and workshop storage space.

WORKSHOP/STORE

58' 2" x 66' 8" (17.73m x 20.32m)

Vast building divided into two main rooms with ancillary storage/office areas. It has light and power points and offers a superb area or footprint for further development subject to achieving the required permissions.

GARDEN ROOM

19' 5" x 13' 5" (5.92m x 4.09m)

To the bottom corner beyond the poly tunnel, a garden room which has an external covered seating area overlooking the gardens and offers a super room for a variety of uses, complete with electric light and power points.



Call us on
01229 445004

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

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: F

LOCAL AUTHORITY: Westmorland and Furness Council

SERVICES: Mains electric and water, LPG heating and septic tank

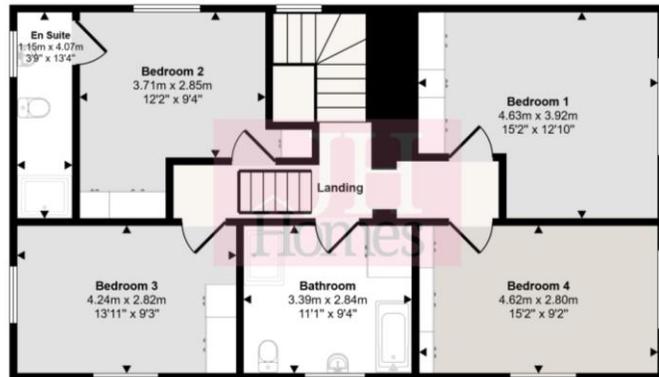
DIRECTIONS:

Head out of Ulverston along the A590 towards Newby Bridge, at the roundabout by Booths take the second exit and at the mini roundabout take the second exit again. Then bear left onto Next Ness Lane and follow the road for about 1 mile. The property is the second on the left and can be found with the following What3Word reference <https://w3w.co/twigs.blemishes.playback>



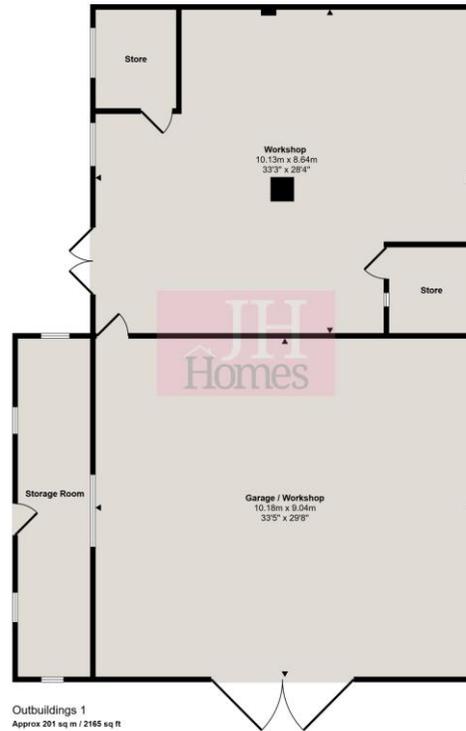
Ground Floor
Approx 168 sq m / 1806 sq ft

Denotes head height below 1.5m
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.



First Floor
Approx 88 sq m / 943 sq ft

Denotes head height below 1.5m
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.



Outbuildings 1
Approx 201 sq m / 2165 sq ft

Denotes head height below 1.5m
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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	59 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.

