



Low Ickenthwaite Barn

Rusland, Nr Ulverston, LA12 8LD

£575,000



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Approach

The timber frame, painted front door has glazed panes, a black cast iron handle and affords access from the front of the property and the courtyard into the hall.

Entrance Hall

extends to 10'2" (extends to 3.10)

The entrance hall provides access to the dining room, kitchen and lounge. There are two panel radiators with thermostats, three double power points and points for wall lights. Lovely original beams and ceramic flooring.

Lounge

23'3" x 18'4" (7.10 x 5.60)

With three double and secondary glazed windows to the side and rear aspects with super outlooks. The central feature of the room is the beehive style slate chimney breast, a black slate hearth and a Stovax black cast multi fuel stove is set to the chimney breast. The room also has five points for wall lights, two panel radiators with thermostats, eight double power points and a TV aerial. An impressive period style lounge with a higher, inclined and vaulted ceiling with exposed beams and truss, rough cast walls painted in white and quality oak flooring. A timber latch door leads to the kitchen and the hall.

Mezzanine/Study

10'2" x 9'10" (3.10 x 3.00)

With a bannister and square spindles overlooking the lounge. A discreet area ideal for relaxation with parquet flooring, an inclined ceiling and exposed stained beams. There is also useful built in shelving and a latch door to an eaves storage cupboard.

Dining Room

13'9" x 10'5" (4.20 x 3.20)

With a double glazed paned window facing the rear aspect toward the garden. This is another super room reflecting the quality and period style with two radiators with thermostats, three double power points and built in, useful understair cupboard storage. The rough cast walls are tastefully painted in white with complimenting limestone style flooring. Open access to the hall.

Kitchen Diner

19'4" x 8'6" (5.90 x 2.60)

With four secondary glazed windows to the side and rear aspects. The kitchen has been fitted with a good range of attractive white shaker style units with knob handles, pelmet lighting and inlaid work surfaces of a grain pattern and beech effect. There is a sink unit with a chrome mixer tap and inset bowl drainer, a cooker with extractor hood, fan and light, a four ring electric hob and a double fan assisted oven with an eye level grill, light and timer. Recess for a fridge freezer and recess plumbing for a full size dishwasher. There is also ample space for a dining suite, a panel radiator with thermostat, ample power points, a light dimmer switch and halogen and LED lighting. Lovely green slate window sills and quality ceramic terracotta shaded floor tiles. Walls of cream with a part inclined ceiling. Latch doors to the primary lounge and to the entrance hall.

Ground Floor Cloakroom & WC

This is a modern two piece suite in white with chrome fittings. There is a Twyford low level flush WC and a wash basin with pedestal. Lovely limestone style tiled flooring, a chrome vertical tubular ladder style radiator and a useful built in airing cupboard with shelves, a hanging rail and the insulated hot water tank. Secondary and opaque double glazed window.

Stairway Details

The lovely traditional staircase discreetly leads from the side of the primary lounge to the lower/ground floor hall.

Lower/Ground Floor Hall

extends to 23'11" (extends to 7.30)

The decor is a tasteful shade of primrose and has recent 'beige' carpeting. There is a panel radiator with thermostat, one double power point and a smoke alarm. Built in twin door wardrobes and matching cupboards and doors to the bedrooms and the bathroom.

Master Bedroom

10'5" x 13'1" (3.20 x 4.00)

Two secondary glazed paned windows to the side and rear aspects. A lovely bedroom with super outlooks and natural light. It has six points for wall lights, a panel radiator with thermostat, two double power points, a TV aerial and a light dimmer switch. Decor of pale lemon and doors to a walk in wardrobe with a depth of 1.20m, shelving, hanging rails and electric light.

En Suite Shower Room

6'10" x 3'11" (2.10 x 1.20)

This is a superior three piece suite in white with chrome fittings and full tiling of a beige/sand shade. The suite comprises of a low level dual flush WC, a vanity basin with mixer tap and a shower cubicle with a curved door to the thermostatic bar shower with flexi track spray. There is a wall fit chrome tubular ladder radiator, a extract fan, a shaver point and five ceiling lights.

Bedroom Two

14'9" x 9'10" (4.50 x 3.00)

With a glazed door and window facing the rear aspect with super outlooks to the mature garden. The bedroom has a panel radiator with thermostat, two double power points and a TV aerial. The fitted furniture is to be included in the sale, as follows: a cream shaker style five twin door wardrobe, chest of drawers and bedside cabinets. The room also has three wall lights and two halogen lights.

Bedroom Three

9'10" x 7'2" (3.00 x 2.20)

Secondary glazed pane windows facing the side aspect. Another room of lovely presentation with pale lemon decor and cream carpeting. There is a point for a wall light, one double power point and an opened under stair area.

Bedroom Four

19'8" x 8'2" (6.00 x 2.50)

Three secondary glazed windows with slate sills looking to the front and side

aspects. Within this bedroom there are two panel radiators with thermostats, nine double power points and telephone points. Eighteen LED lights to the ceiling, decor of pale lemon and recently fitted beige carpeting. A glazed, paned, traditional door leads to the side for external access to the courtyard.

Family Bathroom

9'10" x 8'2" (3.00 x 2.50)

Secondary glazed paned windows to the front aspect. This is a modern four piece suite in white with chrome fittings and complementary tiling. The suite comprises of a low level cast bath with Churchman taps and an over bath shower attachment, a low level flush WC and a 'D' shaped wash basin with pedestal. There is also a glazed shower cubicle with a Grohe thermostatic shower with flexi track spray. Black gloss marble pattern floor tiling, three ceiling lights and the added benefit of underfloor heating. Separate but matching doors lead to the second bedroom and the hallway.

External

This is a delightful, substantial barn conversion situated within the picturesque Rusland Valley with an easy journey to the village of Greenodd and the A590 arterial road. Approached through this pretty Lake District National Park valley, the property benefits with a generous courtyard area to the front for vehicle parking and the double garage. Slate step path leads to the front door with an external coach light, as well as access at the side both front and rear with a patio area established with slate chippings, an external tap and ample space for garden furniture.

Rear Garden

There is a beautiful Lakeland garden with mature and tendered lawns ideal for family recreation. It has a slate patio terrace to the rear, lovely traditional stone walls and a potting shed. The gardens run down to a natural beck which is within the garden and has a stone bridge and further inclined lawned/grassed garden across which adjoins the open countryside. Numerous mature trees and bushes. A superb compliment to the property.

Garage

20'8" x 19'8" (6.30 x 6.00)

This is a double garage with two up and over doors. There is electric power and an internal door leads to a utility/store room.

Utility/Store Room

16'0" x 8'10" (4.90 x 2.70)

This most useful room has modern, fitted base and wall units with stainless work surfaces and a stainless steel sink unit. Tiled flooring and inclined pine cladding to the ceiling. There is also space/plumbing for a washing machine and electric light and power.



Road Map



Hybrid Map



Terrain Map



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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