



Hackney & Leigh

Property Sales, Lettings & Conveyancing

NEWBY BRIDGE

Fiddler Yard, Fiddler Hall, Newby Bridge, Ulverston, Cumbria, LA12 8NQ

A substantial 3 bedroom barn conversion with 2 bedroom letting cottage and further barn for conversion and 2 acre field. Ideal for the extended family or investment with excellent access to the Lakes area.

- Spacious house and cottage with income
- Convenient location with excellent access
- Potential for further development
- Adaptable Property with garden and land



£575,000

Ref: G1803



3 Bedrooms



2 Bathrooms



2 Living Rooms

Main Street, Grange-over-Sands, Cumbria. LA11 6DP

Tel: 015395 32301 Fax: 015395 35553

email: grangesales@hackney-leigh.co.uk



Breakfast Kitchen - 2 Fiddler Yard

Location: To reach the property, leave the M6 at Junction 36 for South Lakes, Barrow, and Western Lake District. After about 3 miles take the first exit left at the roundabout onto the A590 for about 6 miles to the 'Meathop' roundabout. Take the second exit for Barrow then follow the road until the end of the bypass and take the next left sign posted Cartmel onto Back Lane. Fiddler Yard is the first property on the left hand side. Fiddler Yard is located within the Lake District National Park only a short drive to the foot of Windermere Lake at Newby Bridge and only 15 minutes drive from the heart of the central lakes.

The Furness Peninsula and the West Coast are close by and the M6 Motorway at Junction 36 is some 20 minutes drive. Railway stations at Ulverston, Grange and Windermere can connect you with the rest of the country.

Description: Created from the former barns of 'Old Barn Farm', Fiddler Yard consists of a substantial converted bank barn with 3 bedrooms, separate 2 bedroom letting cottage and a further attached barn, partly converted and capable of providing a further unit or of integration with the main house to extend the living accommodation.

In addition, there is a delightful garden and enclosed paddock extending to about 2 acres. With all the amenities of the Lake District 'on the doorstep' and with excellent road

communication, this is a versatile property ideal for the extended family, for those seeking a home with income within the National Park or smaller guest house/self-catering property.

Accommodation (with approximate measurements)

Main House - 2 Fiddler Yard

From the Parking Area steps lead up around the Conservatory to the Main Entrance with uPVC double glazed entrance door and side window to:

Entrance Hall a welcoming hallway with dado rail, coved ceiling and cylinder/airing cupboard.

Breakfast Kitchen 12' 2" x 11' 3" (3.71m x 3.43m) a lovely room with double doors through to the lounge and with views to open fields and Chapel House Woods. An extensive range of oak effect wall and base units with good work surface space and part tiled walls incorporating the single drainer sink unit with mixer tap. Built-in double oven and calor gas corner hob with cooker hood over. Integrated dishwasher and space for fridge and freezer. uPVC double glazed window and telephone point.

Lounge 15' 8" x 14' 6" (4.78m x 4.42m) with corner fireplace



Conservatory - 2 Fiddler Yard

and fitted calor gas 'Stove' on a raised tiled hearth with oak lintel over. Exposed stone walls, uPVC double glazed window, TV point and door to:-

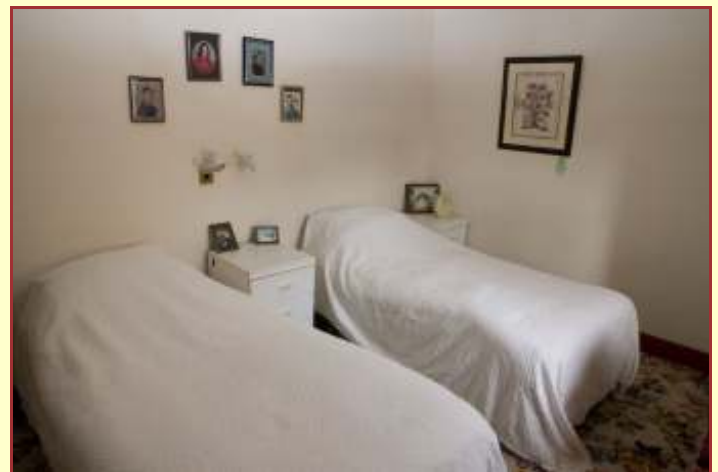
with uPVC double glazed window, vanity wash hand basin with medicine cupboard and shaver light over. Folding door to:-



Breakfast Kitchen through to Lounge

Conservatory 14' 9" x 7' 8" (4.5m x 2.34m) a lovely addition in the late 1990's with uPVC double glazed windows, polycarbonate roof and laminate floor. Pretty aspect into the garden with Whitestone and Chapel House Woods in view.

Bedroom 1 15' 3" x 10' 0" (4.65m x 3.05m) a double room



Bedroom 1 - 2 Fiddler Yard

En-Suite Shower Room with tiled enclosure with Mira shower and ¾ door. WC and extractor fan.

Bedroom 2 14' 0" x 11' 3" (4.27m x 3.43m) a double room with an extensive range of 'mahogany' built in bedroom furniture including double and single wardrobes, wall mounted



Garden

over bed storage cupboards, dressing table and bedside cabinets. uPVC double glazed window looking into adjoining courtyard.

panelled bath with shower attachment to taps, vanity wash hand basin, bidet and WC with concealed cistern. Electric towel rail, dado rail, extractor fan and uPVC double glazed window.

From the Hallway stairs lead to the Lower Floor with side entrance door and access to the Shower Room and Self Contained Suite.

Self Contained Suite



Bedroom 2 - 2 Fiddler Yard

Bedroom 3 9' 0" x 7' 0" (2.74m x 2.13m) a single room with uPVC double glazed window with views into the garden towards Whitstone fell.

Bathroom a 4 piece white suite with brass effect accessories and complementary part tiled walls comprising 'mahogany'



Open Plan Living Room - Self Contained Suite

Separate external access leads to:-

Entrance Hall with 2 large built-in storage cupboards with shelves. Sliding door to Shower Room and door to:-

Open Plan Bed/Living Room 19' 3" x 15' 9" (5.87m x 4.8m) a well proportioned room with a range of fitted cabinets incorporating the stainless steel sink unit, built-in Carrera electric oven and Baumatic 2 ring electric hob with cooker hood over. Space for fridge. Tiled recess with space for electric fire with recessed cupboard over. Fitted shelves, UPVC double glazed window and TV point.

Shower/Utility Room with a 4 piece Ivory suite comprising tiled shower enclosure with Mira shower, vanity wash hand basin, bidet and low flush WC. Tiled floor, extractor fan, plumbing for washing machine and space for dryer. Access to Side Entrance.

1 Fiddler Yard

Covered Entrance Paved with access to the Main Entrance and Utility/Workshop.

Entrance Vestibule with glazed door to:-



Sitting Room - 1 Fiddler Yard

Sitting Room 17' 0" x 12' 8" (5.18m x 3.86m) a pleasant room with beams, recessed fireplace with raised tile hearth and oak lintel over with space for electric stove. TV point, recessed display shelf and uPVC double glazed window.

Inner Hall with storage cupboard, loft hatch and ceiling mounted condensation control fan.

Kitchen 10' 5" x 6' 10" (3.18m x 2.08m) modern cream wall and base units incorporating the 1½ bowl single drainer stainless steel sink unit with complementary worktops, tiling and concealed lighting. Built-in electric oven and calor gas hob with cooker hood over. Breakfast bar, uPVC double glazed window and door to:-

Rear Vestibule storage cupboard with louvre doors, uPVC double glazed window and rear entrance door.



Kitchen - 1 Fiddler Yard

Bedroom 1 10' 5" x 6' 10" (3.18m x 2.08m) a double room with vanity wash hand basin fixed wall mirror, down lighting and electric point over. uPVC double glazed window and folding door to:-



Bedroom 1 - 1 Fiddler Yard

En-Suite Shower Room tiled shower enclosure with Mira shower, low flush WC and extractor fan.



Bedroom 2 - 1 Fiddler Yard

Bedroom 2 14' 1" x 8' 10" (4.29m x 2.69m) a double room

with uPVC double glazed window.

Bathroom 3 piece white suite comprising pine panelled bath with shower attachment to taps, pedestal wash hand basin and low flush WC. Fixed wall mirror, shaver light, electric towel rail and extractor fan.

Utility Room/Workshop 12' 0" x 11' 11" (3.66m x 3.63m) a good sized room with fitted base units incorporating an inset stainless steel sink. Worcester oil central heating boiler. Recessed shelves, plumbing for washing machine and uPVC double glazed window.

Outside:

Barn 29' 9" x 19' 0" (9.07m x 5.79m) attached to the Main House is a partly converted further 2 storey barn making an ideal workshop or gym/studio but with further potential to create an additional dwelling (subject to all necessary consents being obtained) with mains services already laid on.

Integral Double Garage larger than average with double up and over door. Camray oil central heating boiler. Power, light and double glazed window. Ample space for work bench, storage etc.

Parking: to the front of the garage for several cars.

Garden the garden is mainly laid to lawn, with a number of mature trees and shrubs, paved arbor, fruit and veg plot and garden seat and water feature with a bench overlooking the paddock to Whitestone Fell and Chapel House woods. Gates for the drive/parking area to:-

Paddock an attractive and useful fielding extending to approximately 2 acres.



Paddock

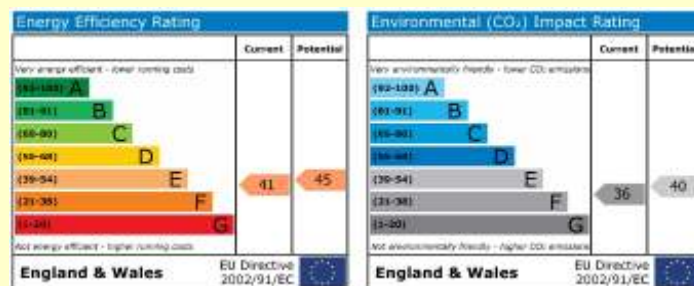
Services: Mains water (metered) and electricity. Oil fired central heating. LPG to cooker and fire in No.2 and cooker for No.1. Private drainage to septic tank.

Council Tax: South Lakeland District Council - No.1: Band 'E', No.2: Band 'E'.

Tenure: Freehold. Vacant possession upon completion. No.1 is at present let on an Assured Shorthold Tenancy (periodic).

Viewings: Strictly by appointment through Hackney & Leigh. Telephone: 015395 32301.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.



Outside

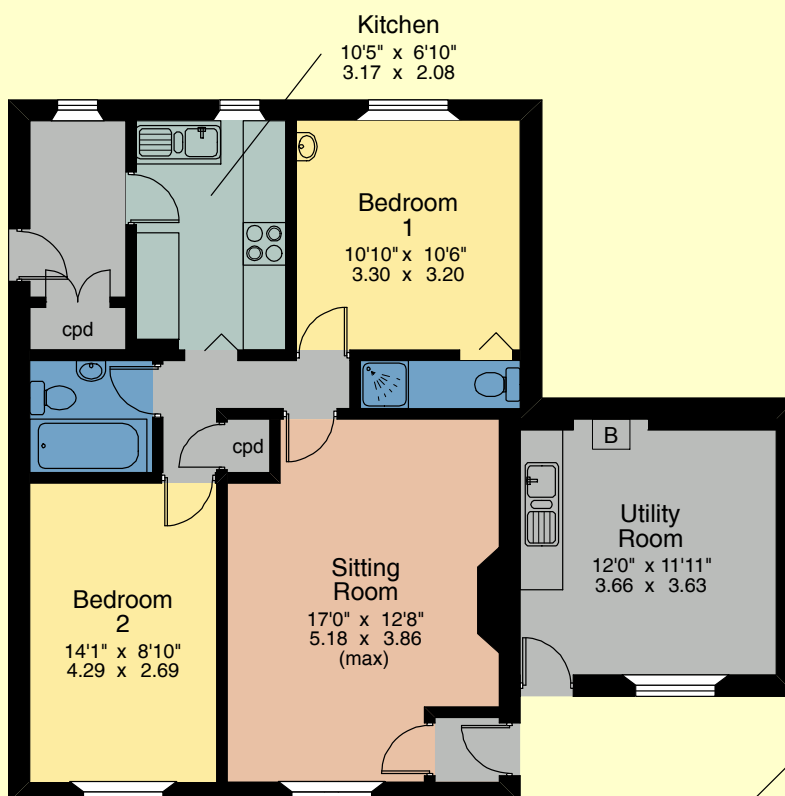


Rear View



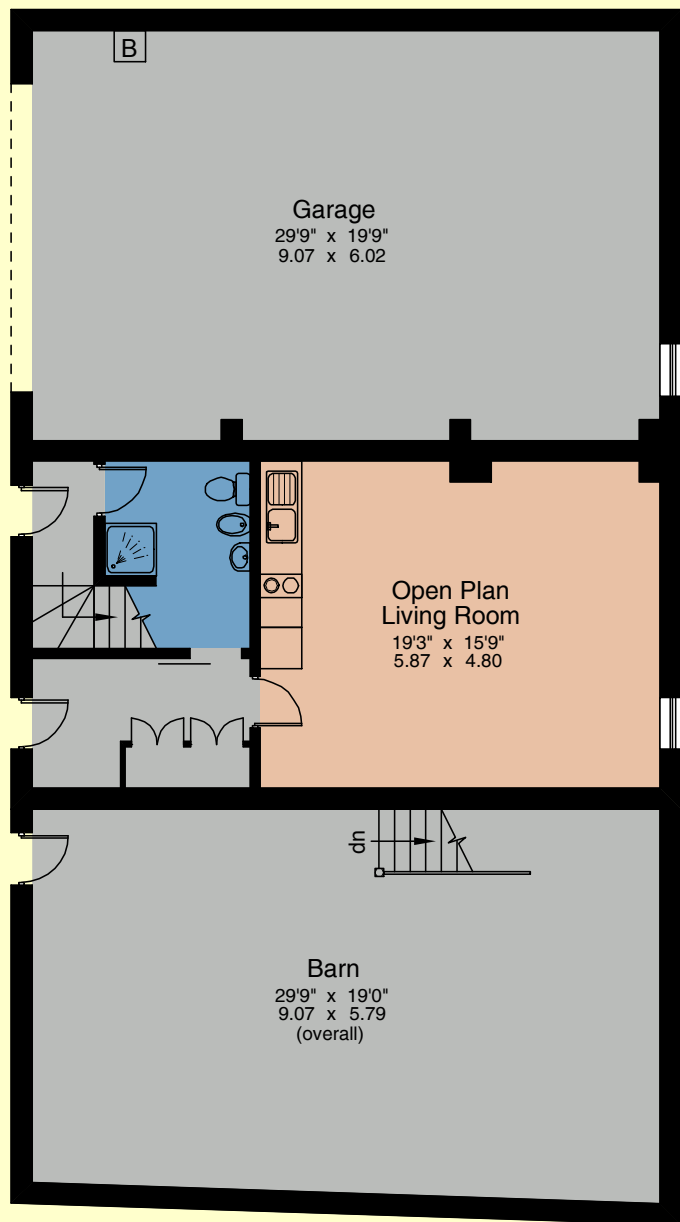
© Crown copyright and database rights 2012 Ordnance Survey 1063172

1 Fiddler Yard

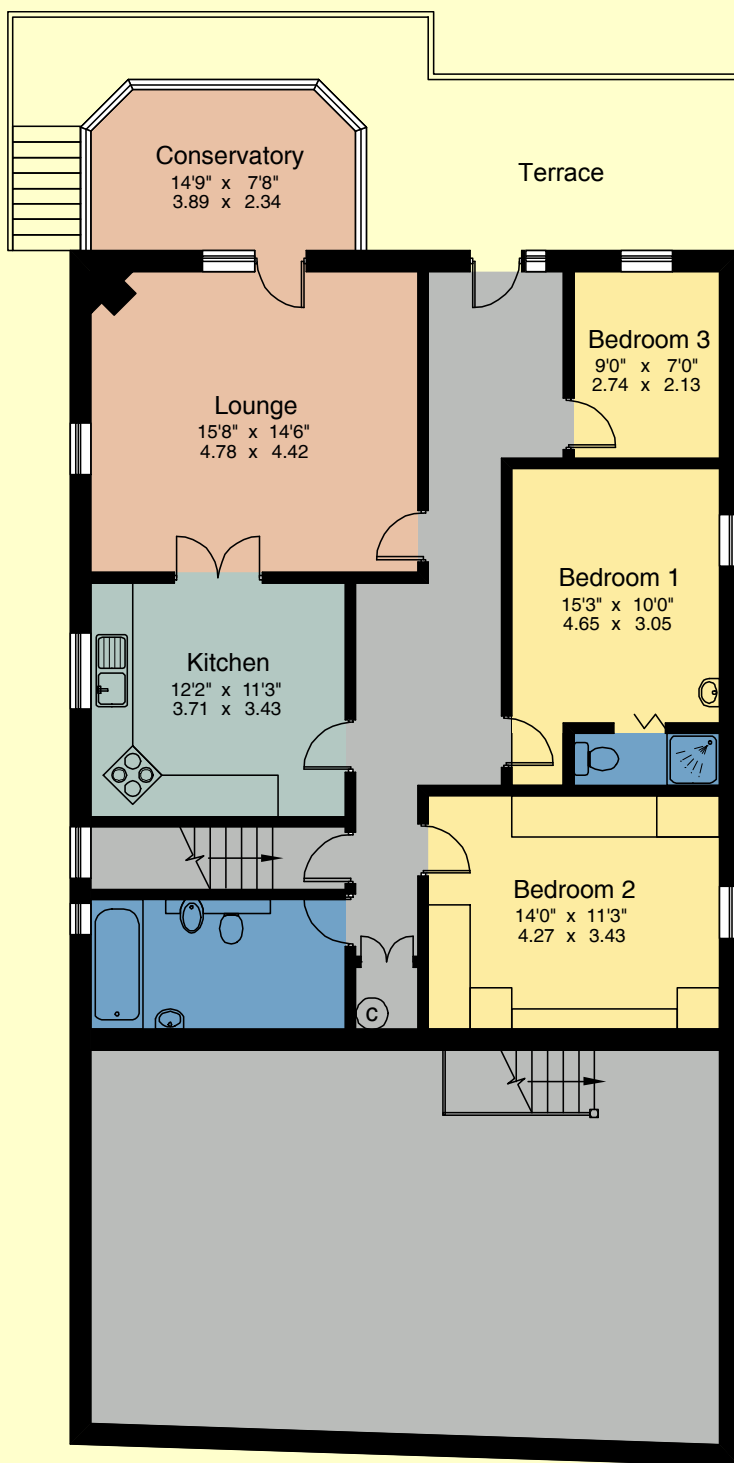


Approx Gross Floor Area = 847 Sq. Feet
= 78.7 Sq. Metres

For illustrative purposes only. Not to scale.



Ground Floor



First Floor

Approx Gross Floor Area = 3495 Sq. Feet
 (Inc. Garage, Barns & Conservatory) = 324.7 Sq. Metres
 For illustrative purposes only. Not to scale.

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract.

Derrick M. Hackney FRICS • John J. Leigh FRICS

David Capps MRICS • Elaine Bradshaw • Richard Harkness MRICS • Michael Graham FNAEA • Robert Casson FNAEA • Keir Walls FNAEA