



Spark Bridge

£350,000

2 Summer Hill House
Spark Bridge
Nr Ulverston
Cumbria
LA12 7SS

A wonderful prospect! This luxury, spacious duplex apartment with superior fixtures and fittings, stunning period features is tucked away in a tranquil yet convenient location. Perfect as a lock up & leave, permanent residence or as a successful holiday let, or all as currently. Comprising Hallway, Utility Room, Bathroom, Open Plan Kitchen/Dining/Living Room, 2 Double Bedrooms (1 En-suite), Study, Private Verandah, Communal Gardens & Parking.

Property Ref: G2492





Hallway



Approach and Parking



External

Location/Description: Dating back to the late 1700's, Summer Hill House is a beautiful, Grade II listed country residence of classic Georgian design. Owned by the same family for over 200 years, now sympathetically and imaginatively converted into 5 uniquely designed, spacious, luxury apartments. Retaining the elegance and charm of the Georgian period with high ceilings and large sash windows, these bright and sunny apartments ooze a sense of grandeur and benefit from high quality modern fittings including Italian kitchen and German designed sanitary ware.

This delightful, two bedroom apartment also boasts a wonderful covered verandah which commands idyllic views over the beautifully, landscaped, communal gardens and ornamental fountain.

Enjoying a peaceful rural setting on the southern borders of the Lake District National Park, Spark Bridge is conveniently situated for easy access to the main road network and is only 5 miles from the shores of Coniston Water. To reach the property from Newby Bridge, follow the signs to Barrow-in-Furness turning right at the Greenodd roundabout towards Coniston. (A5092) Follow this main road for approximately 1 mile passing a turning for Spark Bridge on the right. Take the next left turn (approximately 120 yards further on) and travel up the hill for 0.2 of a mile. The impressive, gated driveway for Summer Hill House can be found on the right. Follow the driveway to the top and round to the private parking area to the right.



Living/dining/kitchen area

Accommodation (with approximate measurements)

The approach to Summer Hill House is impressive to say the least. The wonderful, tree lined driveway winds around and up to the property at the top and parking to the side. The superb 'Oak' door (to the side) leads to well kept communal Hallway with attractive ceramic tiled floor. The tall, private door opens to:-

Hallway an inviting, 'L' shaped Hallway with engineered oak floor, stairs to first floor (with under stairs storage cupboard) and doors to:-

Utility Room 6' 6" x 6' 0" (2.00m x 1.85m) a useful room with ample space for storing muddy boots and wet coats, perhaps even a bicycle! Bank of high gloss white cabinets, one enclosing the washing machine. Ceramic tiled floor.

Bathroom a well proportioned luxury bathroom with contemporary, high quality 4 piece suite comprising shower enclosure with fixed glass screen, deep, double ended bath with shower attachment, low flush WC and rectangular sink on tasteful vanity unit with marble work-surface. High gloss white ceramic wall tiles, ceramic tiled floor, chrome ladder style radiator and recessed ceiling spot lights. Underfloor heating.

Bedroom 2 13' 3" x 13' 1" (4.04m x 4.00m) a spacious double bedroom with large doubled glazed sash window with window seat offering pleasing outlook.



Kitchen



Living/dining/kitchen area



Bathroom



Bathroom



Study

The stairs rise to the half landing with large frosted internal window and return to the 'landing' with impressive, original wide doors to:-

Living/Dining/Kitchen 23' 3" x 18' 6" (7.11m x 5.65m) bathed in natural light this large space is decorated in a tasteful and minimalist style but blends seamlessly with the retained period features of ornate cornicing, picture rail and ceiling rose. The room is largely dominated by the impressive floor to ceiling patio doors (with 'gate' concealed in the floor) giving direct access to the enviable verandah. Stunning parquet flooring throughout this room. Ample space for both living and dining furniture. The kitchen is furnished with high quality white wall and base cabinets with large island and breakfast bar. Matching white work surface incorporates the square sink and induction hob with extractor over. Integrated electric eye level double oven, dishwasher and fridge freezer. Recessed ceiling spot lights. Door to communal (first floor) hall and original door to:

Study 8' 0" x 3' 10" (02.44m x 1.18m) Formerly the 'Flower Room' used as a direct access to the garden from the main house for making up flower arrangements. This compact space is ideal as a study or perhaps small studio. Light filled with French doors to the verandah and exceptionally high ceiling. Fitted desk and shelving. Parquet flooring.

Bedroom 1 15' 2" x 13' 6" (4.63m x 4.12m) into wardrobes a generous master bedroom with original sash window with working shutters provides a pleasing outlook to the rear. Attractive fitted

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Bedroom 1

wardrobes with sliding doors. Charming cast iron fire place and picture rail. Door to:-

En-Suite Shower Room comprising similar high quality suite to the main bathroom and comprising shower enclosure with fixed glass screen, wall mounted square wash hand basin and low flush WC with concealed cistern. Chrome ladder style radiator, complementary tiling and underfloor heating.

Outside:

Verandah the superb verandah is stunning and a huge bonus. With direct access from the living space and study this slightly elevated, paved space offers ample room for patio furniture from which to enjoy the peace and quiet and wonderful views over the communal gardens.

Parking two private parking spaces are provided but limited visitor parking is also available.

Services: Mains electricity, Private water and drainage. Oil fired central heating and partial underfloor heating.

Tenure: Subject to the remainder of a 999 year lease dated Jan 20104. Vacant possession upon completion. No upper chain.

Management Charges: a charge of £167.19 per month is payable to the Management Company. The service charge includes grounds maintenance & gardening costs, sewage treatment plant



En-Suite Shower Room



Bedroom 2



Communal grounds



External and Surrounds

including bi-annual service & annual emptying, communal areas & outdoor lighting, fire alarm maintenance including extinguishers to communal areas, managing & accountancy fees, window cleaning, maintenance of boilers & meters, electricity to plant room, building insurance, public liability insurance, sinking fund, decoration of building (exterior) and internal communal areas.

Council Tax: Band D. South Lakeland District Council.

Viewings: Strictly by appointment with Hackney & Leigh Grange Office.

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

Holiday Letting: This property has been successfully holiday let through 'Travel Chapter'.



Entrance

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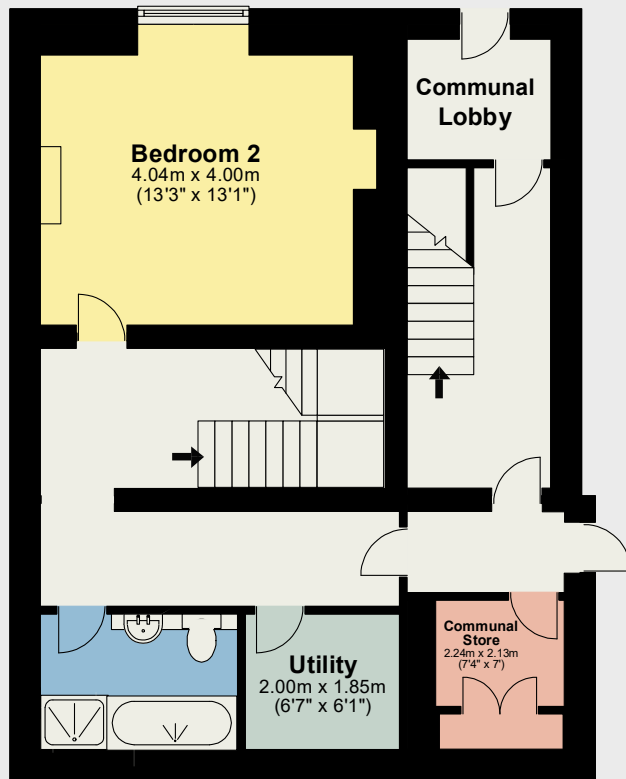
Communal grounds



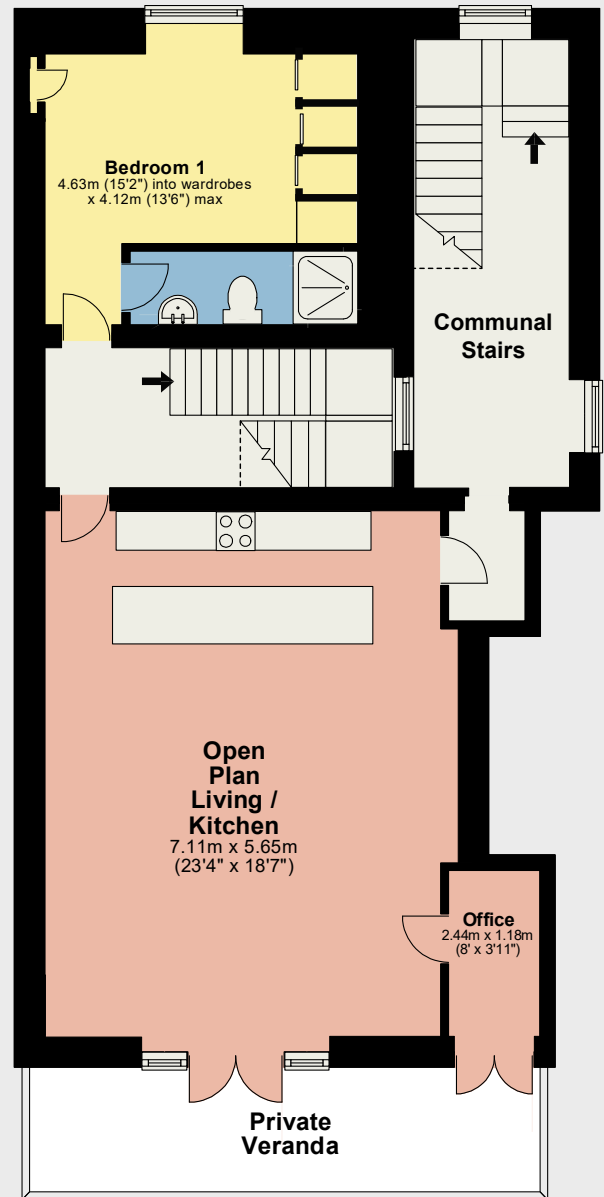
External and Communal Grounds



Ground Floor



First Floor



Total area: approx. 113.7 sq. metres (1223.9 sq. feet)

For illustrative purposes only. Not to scale. REF: G2492

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