



Force Mill Farm

Satterthwaite, Nr Ulverston, LA12 8LQ

Offers In The Region Of £995,000



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Nestled on the edge of the breath-taking Grizedale Forest, this picturesque 1600s detached and extended traditional farmhouse is presented to an high standard. Surrounded by mature gardens, this idyllic home offers, mature gardens, ample parking, a private paddock, and fishing rights to Force Beck.

Situated in the heart of the Lake District, it provides the perfect balance of tranquillity and accessibility, with the vibrant market town of Ulverston and Ambleside just a short drive away. A rare opportunity to own a truly versatile home in an unrivalled location.

Situated in an idyllic hamlet, this traditional farmhouse is presented to a high standard, offering easy access to the motorway and rail links (Oxenholme & Ulverston).

Approaching the stone and slate-fronted house, the central front door opens into the primary lounge/dining room, which features twin-aspect windows with open views, a fireplace with a multi-fuel stove, and exposed beams - creating a charming living space.

From the lounge, an inner hall leads to a feature staircase and provides access to a ground-floor W/C and Under stair cupboard. Off the hall, there is a large store-room/office/gym - another lovely, light-filled room with French doors opening into the garden.

A standout feature of this home is the spacious farmhouse kitchen, complete with a beautiful Aga, supported by additional appliances. The bespoke built Farrow & Ball cream units are complemented by black granite work surfaces. Exposed beams, a central island, and coordinating tiling with wood effect laminate flooring make this the heart of the home.

To the side of the kitchen we enter the light and airy west wing sun room/breakfast room, this is filled with light through plenty of windows, flooding the room creating a serene and calm place to relax. To the rear of this space is a well sized second reception, perfect for cosy nights in front of the fire. From this lounge a second stair case leads up to a landing with access to a toilet, fitted wardrobes and bedroom, the West Wing could be potentially divided to create a separate annex.

Ascending the central feature staircase, which spans multiple levels, you'll discover five generously sized and characterful bedrooms in the main house. Four of these benefit from en-suite shower or bath rooms, enhancing comfort and convenience. The main house also provides access to the west wing from the first floor.

Surrounding the main house, the walled mature, low-maintenance gardens reflect classic Lakeland charm, providing a tranquil and picturesque setting. Ample parking ensures convenience, while an additional 0.75-acre paddock/land offers endless possibilities. Included within the paddock is the historic Old Post Office building - ideal for storage or ready for conversion to suit your vision. A rare opportunity to create something truly special!

Lounge/Dining Room

29'2" x 11'5" (8.90 x 3.50)

Hallway

6'2" x 13'9" (1.90 x 4.20)

Store/Gym/Office

16'0" max x 12'5" (4.90 max x 3.79)

Kitchen

19'4" x 11'5" (extends to 16'0") (5.90 x 3.50 (extends to 4.90))

Utility Area

9'6" x 14'5" (2.90 x 4.40)

Boiler Room

9'2" x 4'5" (2.8 x 1.36)

Sun Room

17'3" x 10'2" (5.26 x 3.10)

Living Room (West Wing)

16'4" x 17'3" (5.00 x 5.26)

Bedroom One with EnSuite

13'5" x 15'2" (4.10 x 4.63)

Bedroom Two

12'5" x 14'2" (3.80 x 4.32)

Bedroom Three with EnSuite

11'5" x 12'6" (3.50 x 3.83)

Bedroom Four with EnSuite

9'2" x 10'5" (2.80 x 3.18)

Bedroom Five with EnSuite

9'3" (max) x 17'0" (2.84 (max) x 5.20)

Bedroom Six (West Wing)

10'4" x 13'2" (3.16 x 4.03)



- Set within Lake District National Park
 - Six Bedrooms - Four En-Suite
 - Built from late ~1600's
 - Adjoined Annexe Potential

- 0.75 Acre Paddock
 - Fishing Rights to Force Beck
 - Solar Panels
 - Council Tax G



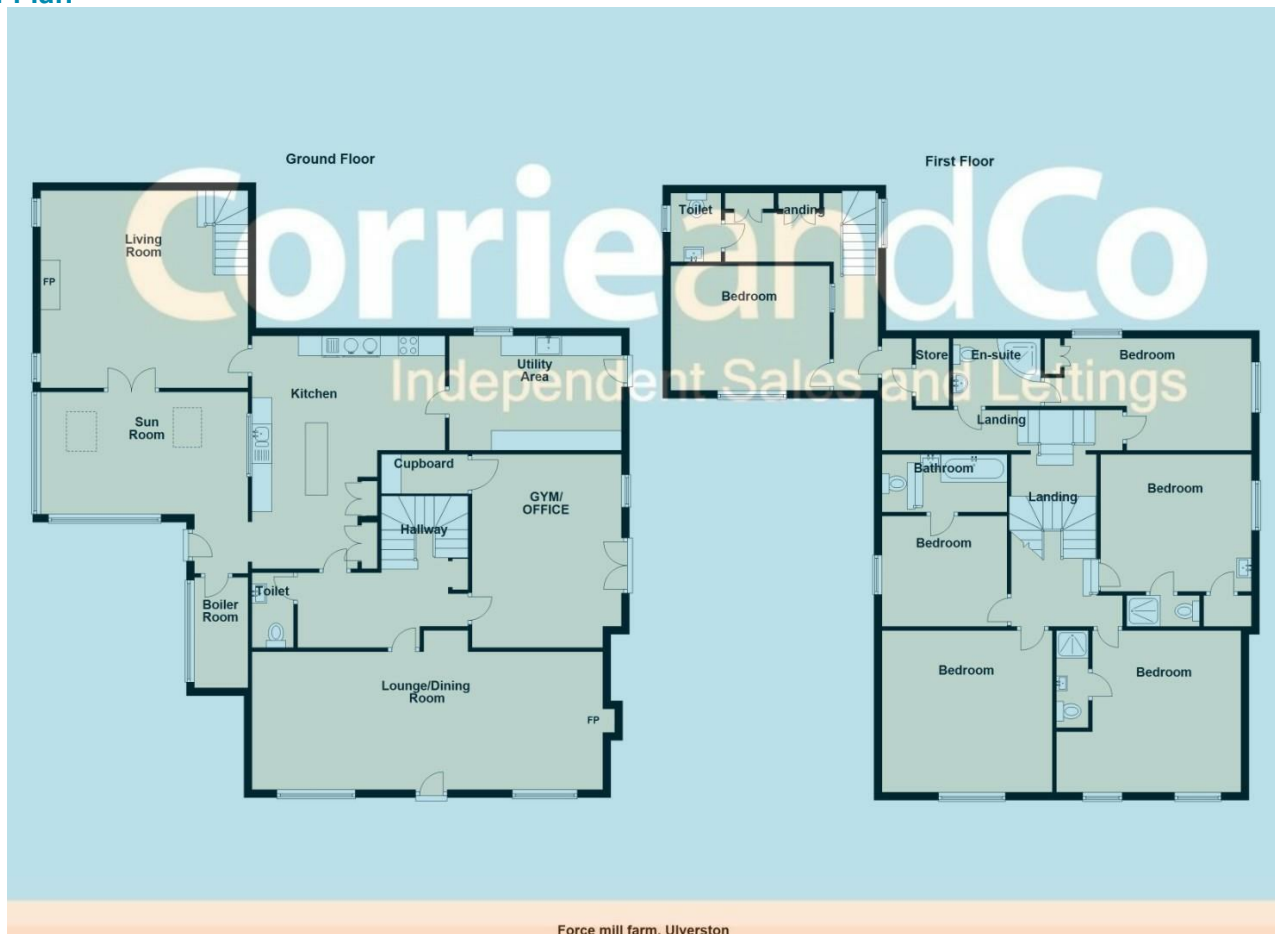
Road Map



Terrain Map



Floor Plan



Corrie and Co aim to sell your property, at the best possible price, in the shortest possible time. We have developed a clear marketing strategy, over many years, to ensure your property is exposed to all social media platforms, Rightmove, Zoopla and our own Corrie and Co website.

We also offer:

- Professional Photography
- Full promotion, throughout all our branches
- Experienced, qualified, friendly staff
- Full viewing service with feedback

To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services.

We are local, family run business who are wholly independent which means we can recommend services to most suit your needs. Our aim is to provide quality advice and expertise at all times, so you can make an informed decision.

