



## High Barn Gawthwaite Farm

Nr Ulverston, LA12 8EU

Offers In The Region Of £475,000



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*Quaint yet spacious 3-bedroom barn conversion with 4 reception rooms and 3 bathrooms, offering ample living space. Nestled within mature gardens and featuring a private courtyard with parking, this characterful property has been under the same ownership since its conversion. Enjoy charming features throughout and the comfort of oil central heating. No onward chain, making it an ideal opportunity for those seeking a unique countryside home.*

Enter through the courtyard, which provides ample off-road parking, into the impressive 24ft entrance hall.

Off the hall, you'll find a convenient shower room. The ground floor also offers three charming 13ft reception rooms, each featuring characterful beams, multi-fuel stoves, and pleasant outlooks. One of them also provides access to a useful cellar room, ideal for storage or even use as another versatile room.

The rear lounge is a spacious 21ft, boasting stone flag flooring, a pine-clad beamed ceiling, and a stable door that leads out to the garden.

The heart of the home is the 25ft farmhouse kitchen diner, beautifully fitted with cream units, space for appliances, and maple-style flooring, all highlighted by exposed beams. Space for a sizeable dining suite, ideal for families and entertaining.

A striking 'Douglas Fir' staircase leads to the upper floors, where a 14ft landing provides access to three double bedrooms. The master bedroom includes an en suite, and there's a separate four-piece family bathroom.

Externally, the property features delightful gardens with patios, a lawn, a pond, and stunning views that enhance the charm of this unique home.

### Vestibule

extends to 9'2" (extends to 2.80)

### Entrance Hall

extends to 14'9" (extends to 4.50)

### Ground Floor Shower Room

of 9'2" (of 2.80)

### Primary Lounge

14'9" x 15'1" (4.50 x 4.60)

### Cellar

13'1" x 7'10" (4.00 x 2.40)

### Reception One

13'9" x 13'5" (4.20 x 4.10)

### Reception Two

8'10" x 13'5" (2.70 x 4.10)

### Reception Three

21'3" x 12'1" (6.50 x 3.70)

### Kitchen Diner

25'3" x 10'5" (7.70 x 3.20)

### First Floor Landing

extends to 14'9" (extends to 4.50)

### Bedroom One

15'1" x 15'1" (4.60 x 4.60)

### Bedroom Two

20'0" x 15'8" (6.10 x 4.80)

### En Suite Shower Room

### Bedroom Three

13'9" x 13'1" (4.20 x 4.00)

### Bathroom

9'6" x 8'10" (2.90 x 2.70)



- Stunning, Characterful Home
  - Easy Access to J36/M6
  - Off Road Parking/Courtyard
    - No Onward Chain

- 'Cumbrian Way' Walk Nearby
  - Mature Private Gardens
    - Useful Cellar
    - Council Tax Band - E



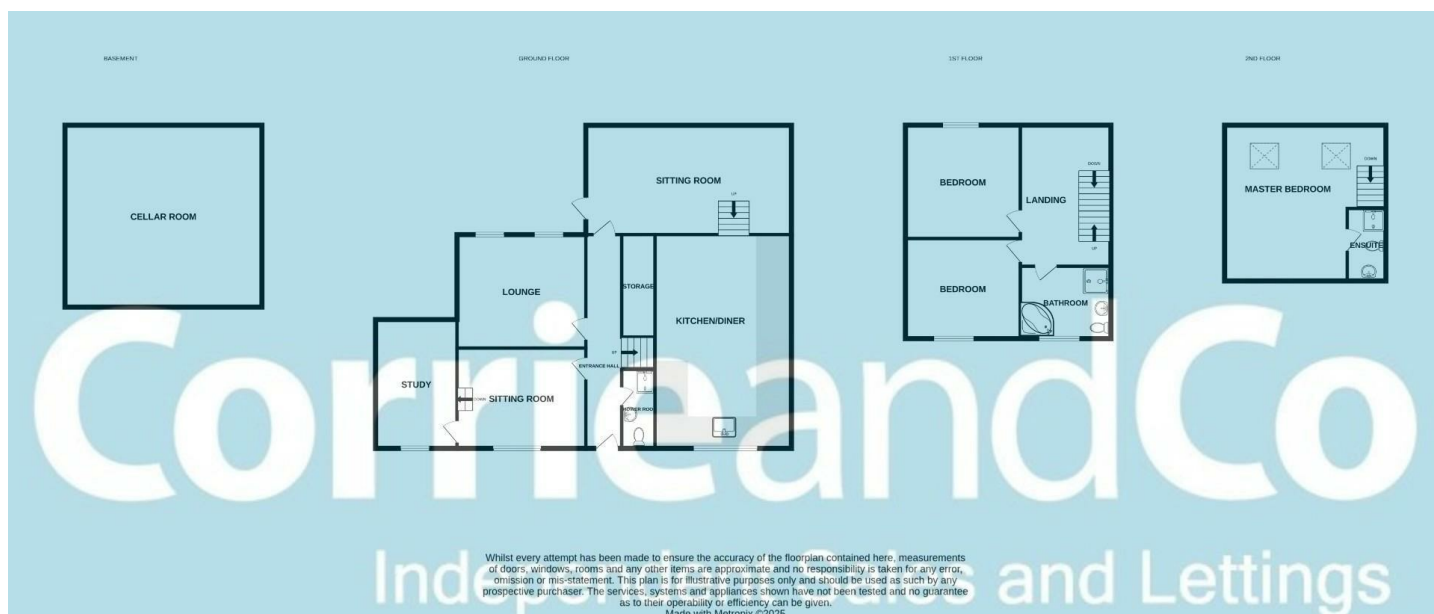
Road Map



Terrain Map



Floor Plan



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

