



## Catchwater Scales

Ulverston, LA12 0PE

Offers In The Region Of £625,000



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*Nestled within a peaceful village setting, this unique barn conversion offers charm, character and versatility. The home is surrounded by beautifully landscaped gardens featuring areas of patio and well-maintained lawns, creating the perfect space for relaxing or entertaining while taking in the picturesque surroundings. Mature shrubs and fruit trees add to the charm of the outdoor space, while a wooden summerhouse provides an ideal spot to sit and enjoy the breathtaking views. The property also benefits from ample off-road parking and a useful workshop, offering practicality. Adding to its individuality is the charming stone Catchwater Well, from which the property proudly takes its name. A truly special, family home where early viewing is highly recommended to fully appreciate everything it has to offer.*

Approaching the property, you are welcomed by a generous driveway providing ample parking, framed by beautifully landscaped gardens and mature shrubbery that immediately create a sense of privacy and tranquility. The lawned grounds enjoy wonderful views overlooking the surrounding countryside, whilst patio areas offer the perfect setting for outdoor entertaining and relaxing evenings. The garden also features a charming summerhouse, fruit trees, and a variety of established planting that gives the outdoor space both color and character throughout the seasons.

Entering the home through the front door, you step into a welcoming entrance hall with stairs rising to the first floor. Just off the hallway is a cloakroom and a family bathroom, while to the left the accommodation opens into a spacious kitchen/diner. This sociable room provides ample space for both cooking and dining, complemented by a separate utility room for additional practicality and storage.

Moving through the ground floor, the main reception room offers an excellent central living space with plenty of room for relaxing and entertaining. Beyond this is a second reception room, creating flexibility for use as a formal lounge/family room. The focal point of the room is the beautiful log burner with exposed brick surround and floating oak mantle. From here, doors lead into the conservatory, a bright and airy space enjoying lovely views across the garden.

To the side aspect is a substantial workshop, ideal for hobbies, storage, or potential home working requirements. Adjacent to this is the characterful former catchwater well, adding a unique feature and sense of history to the property.

Ascending to the first floor, the landing provides access to four bedrooms and the family bathroom. The principal bedroom benefits from its own ensuite bathroom, while the remaining bedrooms are well-proportioned and versatile for family living or guest accommodation.

A staircase from the lounge/family room leads up to a separate study, creating a quiet and private retreat ideal for home working, reading, or creative pursuits.

### Entrance Hall

9'4" x 13'0" (2.864 x 3.970)

### Dining Room

14'8" x 18'10" (4.478 x 5.765)

### Lounge

20'7" x 12'1" (6.280 x 3.690)

### Conservatory

10'0" x 11'10" (3.060 x 3.620)

### First Floor Study (Accessed from Lounge)

12'0" x 20'5" (3.678 x 6.246)

### Kitchen Diner

13'1" x 13'7" (3.991 x 4.159)

### Utility Room

8'6" x 5'4" (2.607 x 1.643)

### Ground Floor Bathroom

5'8" x 8'1" (1.733 x 2.471)

### Cloak/Boot Room

6'0" x 5'8" (1.830 x 1.729)

### Landing

extends to 28'2" (extends to 8.595)

### Master Bedroom

15'1" (8'6") x 16'9" (4.613 (2.608) x 5.118)

### En Suite

5'3" x 7'0" (1.620 x 2.139)

### Bedroom

10'11" x 19'0" (3.329 x 5.813)

### Bedroom

7'7" x 15'1" (2.330 x 4.606)

### Bathroom

8'3" x 5'9" (2.522 x 1.762)

### Workshop

18'11" x 14'8" (5.776 x 4.474)

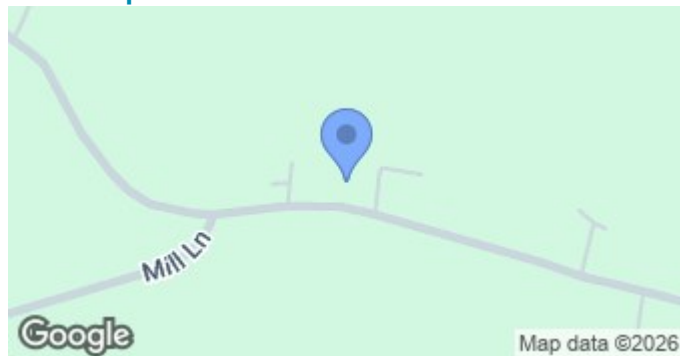


- Superb Barn Conversion / Family Home
  - Workshop & Summerhouse
  - Electric Heating Throughout
    - Quiet Village Location
    - Solar Panels

- Ample Off Road Parking
  - Beautiful, Mature Landscaped Garden
  - Characterful Features Throughout
  - Stunning Views from the Garden
  - Council Tax Band - F



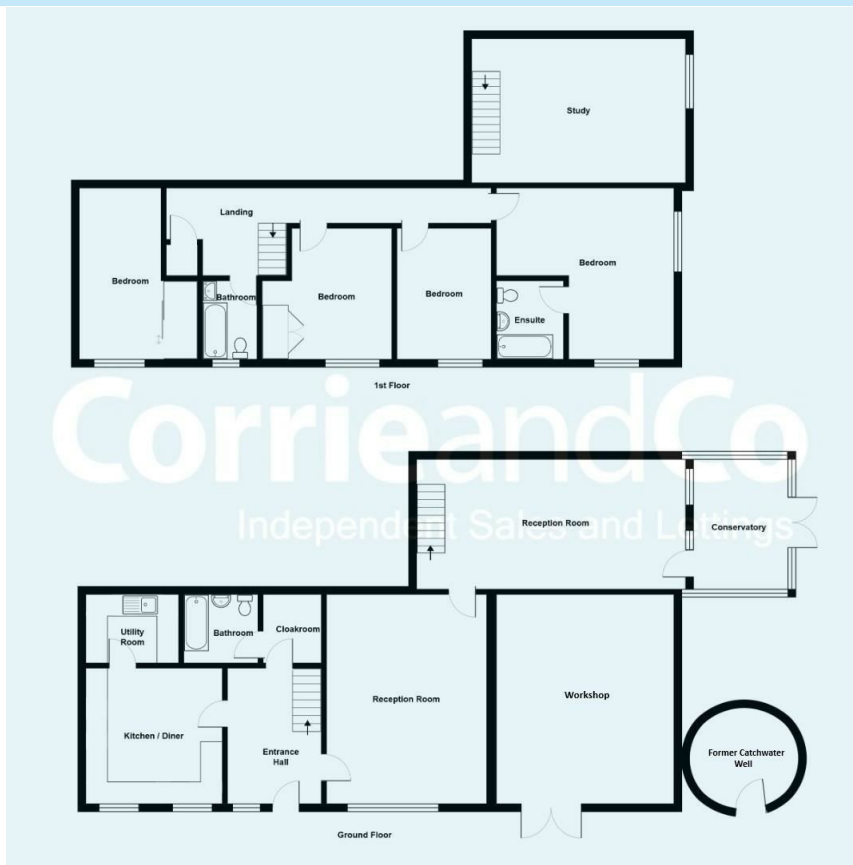
Road Map



Terrain Map



Floor Plan



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Estate agents are required by law to check a buyers /sellers identity to prevent Money Laundering and fraud. You do have to produce documents to prove your identity or address and information on your source of funds. Checking this information is a legal requirement to help safeguard your transaction, and failing to provide ID could cause delays. Corrie and Co, outsource these checks to speed up the process. The company does charge for such checks, please ask for more information and guidance on associated costs.

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.

