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INDEPENDENT SALES & LETTING AGENTS



1 Nook Farmhouse Colthouse Lane

Ulverston, LA12 0SG

Offers In The Region Of £415,000

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A superb modern home, ideally situated on the outskirts of Ulverston, built in 2018 to a great standard and offering generous, well appointed living accommodation throughout. Designed with modern family living in mind, the property provides spacious and versatile interiors, finished to an excellent standard and presented as a true turn-key home, ready for its next owners to move straight in and enjoy. The property boasts off road parking for up to three vehicles, alongside an integral garage, offering excellent practicality for those requiring additional storage. To the rear, a private and well maintained garden provides a lovely outdoor space to relax and entertain. Conveniently positioned close to local amenities, schools and transport links, the property combines a desirable residential setting with everyday convenience.

On approach to the property, you are met with a good sized driveway offering valuable and ample off road parking. Entering the property through the entrance hall, you will find access to the ground floor WC, along with stairs ascending to the first floor.

Moving through to the open plan living/kitchen/diner, this is a truly standout space, wonderfully light and versatile, offering the perfect setting for both everyday family life and entertaining. The kitchen has been fitted with a tasteful range of neutral, handleless base and wall units, complemented by a sizeable larder unit. Integrated appliances include a fridge freezer, dishwasher, single oven with microwave and induction hob, creating a stylish yet practical space for modern living.

Open to the kitchen is the lounge area, featuring a beautiful wood burning stove and plenty of room for lounge furniture, alongside a dedicated dining area with space for a table and chairs, ideal for family meals and entertaining. Adjacent, you will find a useful utility room, boasting further base and wall units for additional storage, alongside a sink and space and plumbing for both a washing machine and tumble dryer, if required. A door provides convenient internal access to the garage, which benefits from both light and power.

To the rear, a wonderful sun room provides an additional reception space, enjoying an abundance of natural light from the French doors and Velux windows. Overlooking the garden, this is an ideal spot to relax and unwind while enjoying the outlook.

Ascending to the first floor, the generous landing provides access to four bedrooms and the family bathroom. The master bedroom benefits from its own en-suite shower room, offering added convenience and privacy. The remaining three bedrooms provide versatile accommodation, ideal for family members, guests or those requiring a home office. The main family bathroom comprises a bath with an over-bath shower, wash basin and WC.

The rear garden is private and has been thoughtfully arranged with artificial grass, providing a low maintenance outdoor space, alongside a patio area ideal for outdoor seating and entertaining. Raised planting borders offer the opportunity for additional planting.

Open Plan Lounge/Kitchen/Diner
11'6" x 17'11" plus 18'9" x 13'1" (3.53 x 5.47 plus 5.73 x 4.00)

Sun Room
21'4" x 10'3" (6.51 x 3.13)

Utility Room
13'1" x 5'1" (4.01 x 1.56)

Ground Floor WC
3'2" x 6'7" (0.99 x 2.01)

Master Bedroom
14'4" x 15'0" (4.37 x 4.59)

En Suite Shower Room
5'8" x 6'6" (1.74 x 2.00)

Bedroom Two
8'3" x 6'3" plus 8'11" x 9'10" (2.53 x 1.91 plus 2.72 x 3.02)

Bedroom Three
9'10" x 8'10" (3.01 x 2.71)

Bedroom Four
6'2" x 8'0" (1.90 x 2.45)

Bathroom
6'7" x 9'10" (2.03 x 3.00)

Garage
20'2" x 8'9" (6.17 x 2.67)



- Delightful and spacious family home
- En suite shower room & ground floor WC
- Private and low maintainence rear garden
- Gas central heating
- Modern open plan living to the ground floor
- Integral garage as well as off road parking
- Close to amenities, schools and transport links
- Council tax band - D









Road Map



Terrain Map



Floor Plan



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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.



