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Forest Field Colton

Ulverston, LA12 8HF

Offers In The Region Of £945,000



14 King Street, Ulverston, Cumbria, LA12 7DZ | 01229 525333 | info@corrieandco.co.uk

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Forest Field is a quietly elegant country house occupying a private setting in the hamlet of Colton, within the Lake District National Park. Dating from 1888, the main house has been carefully evolved over time, blending period character with practical modern living. A self-contained annex, added in 2000, offers flexibility for guests, multi-generational living or home working, while the kitchen and dining extension creates a natural centrepiece to the house.

Set within just under an acre of south-west facing gardens, the grounds are a particular feature of the property. Mature rhododendrons, herbaceous borders, heritage apple trees and extensive soft fruit planting provide colour and interest throughout the seasons, complemented by a pond, summer house, Victorian-style greenhouse and areas of wild garden. The setting attracts an abundance of wildlife, with regular sightings of owls, buzzards, woodpeckers, hedgehogs and numerous butterfly species.

The house has been consistently upgraded with efficiency in mind and holds an EPC rating of C. Improvements include A-rated UPVC sash windows with krypton-filled glazing, floor and loft insulation, cavity wall insulation where applicable, and a substantial solar battery installation providing approximately 20kWh of storage capacity. Combined with the field-mounted solar array and off-peak charging, the property is capable of operating largely

A shared entrance hall provides access both to the principal house and to the self-contained first floor annex, which is positioned above the garage and approached via a distinctive spiral staircase.

The main house opens into a traditional reception hall, setting the tone for the accommodation beyond. From here, doors lead through to the principal living room, a beautifully proportioned reception space enjoying superb dual-aspect windows overlooking the gardens, together with a more intimate snug centred around a multi-fuel stove. Also accessed from the hallway are the ground floor bathroom and the kitchen and dining room which together form the heart of the house.

The kitchen is fitted with solid wood cabinetry, complemented by Silestone worktops and ample preparation space, while the adjoining dining area provides an ideal setting for both everyday family life and entertaining, with a natural connection to the gardens beyond.

A broad pitch pine staircase rises to the first floor, where the landing gives access to four well-proportioned bedrooms. The principal bedroom benefits from an en suite bathroom, while the remaining bedrooms are served by a family shower room.

The annex provides particularly versatile accommodation and comprises an open-plan living and kitchen area, double bedroom and a bathroom, making it ideally suited for guest accommodation, dependent relatives, holiday use or home working.

Dining Room

17'4" x 14'0" (5.299 x 4.288)

Kitchen

18'2" x 13'5" (5.550 x 4.105)

Ground Floor Bathroom

9'9" x 6'9" (2.995 x 2.063)

Living Room

14'0" x 13'8" (4.289 x 4.179)

Hallway

11'7" x 9'0" (3.535 x 2.748)

Snug

12'1" x 11'7" (3.689 x 3.535)

First Floor Landing

19'7" x 3'6" (5.973 x 1.076)

Bedroom One

11'6" x 10'9" (3.520 x 3.295)

En Suite (Bedroom One)

6'6" x 4'10" (1.988 x 1.475)

Bedroom Two

13'10" x 10'11" (4.217 x 3.330)

Bedroom Three

9'11" x 9'11" (3.035 x 3.033)

First Floor Shower Room

11'0" x 6'10" (3.354 x 2.084)

Bedroom Four/Study

11'11" x 10'0" (3.657 x 3.063)

Entrance Hall

13'5" x 6'8" (4.097 x 2.041)

Annex

Kitchen-Living

13'6" x 12'5" (4.120 x 3.796)

Bedroom

11'9" x 9'10" (3.602 x 3.004)

Bathroom

10'5" x 6'4" (3.187 x 1.936)

Garage

24'6" x 15'2" (7.472 x 4.647)

Cellar

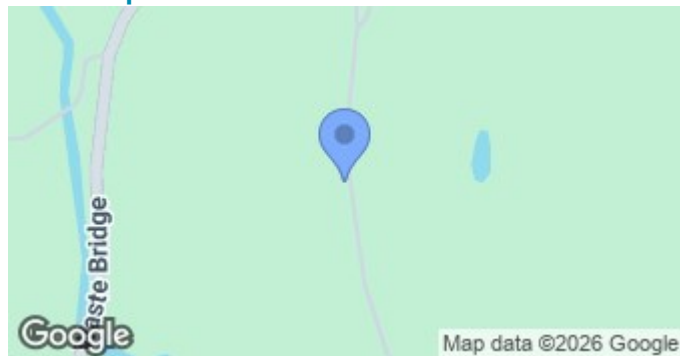
13'6" x 13'6" (4.117 x 4.115)



- Stunning Victorian residence set within the heart of the Lake District, combining timeless character with generous living space and breathtaking surroundings.
- Beautifully maintained grounds with mature gardens, sweeping lawns and idyllic outdoor spaces perfect for entertaining and enjoying the countryside setting.
- Rare opportunity to acquire a substantial and versatile home with income potential in a sought-after rural destination
 - Council Tax Band G
- Separate self-contained annexe offering superb flexibility for multi-generational living, guest accommodation, holiday letting or home-working potential.
- Positioned in a highly desirable Lake District location with picturesque walks, renowned villages and outstanding natural beauty right on the doorstep.
 - Easy access to Barrow, Lancaster and Kendal and M6 Motorway



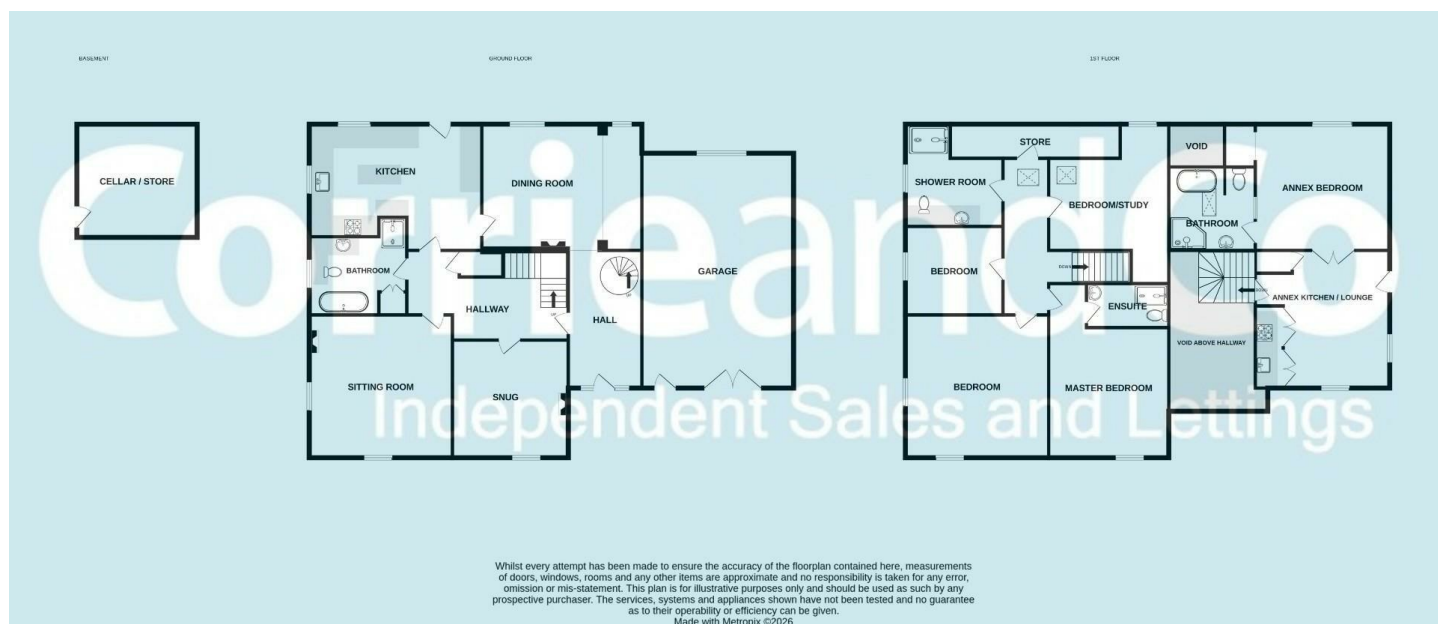
Road Map



Terrain Map



Floor Plan



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 whether buying or selling.

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.

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		72	77
		EU Directive 2002/91/EC	