







# **Colt House Colthouse Lane**

Ulverston, LA12 0SG

This stunning period house, located on the outskirts of Ulverston town, is a true gem. It effortlessly combines character and modern amenities, making it an exceptional find. With central heating, timber beams and panelling and partial double glazing, this home offers both comfort and energy efficiency. Despite its deceptive external appearance, the property provides a sense of privacy. The generous mature gardens boast lawns, patios, and beautiful borders, creating an overall country cottage style. The house features three reception rooms, including a 15ft formal lounge with fireplace, beams, and panelling. Additionally, there is a morning room with French doors, a 15ft dining room with a wood burner, a fitted kitchen/diner, a utility room, and a ground floor WC. The first floor reveals a spacious 40ft landing, five bedrooms, with the master bedroom benefiting from an en suite bathroom. The property also offers good off-road parking. To truly appreciate the beauty of this home, a viewing is essential.

# Offers In The Region Of £450,000

# **Colt House Colthouse Lane**

# Ulverston, LA12 0SG









- Stunning Period House
- 5 Bedrooms
- Off-Road Parking
- **Approach**
- **Entrance Porch**

#### Inner/Entrance Hall

extends to 19'4" (extends to 5.90)

## **Ground Floor WC**

#### Lounge

15'5" x 12'9" (4.70 x 3.90)

## **Sitting Room**

9'6" x 11'9" (2.90 x 3.60)

## **Dining Room**

15'1" x 13'5" (4.60 x 4.10)

# **Kitchen Diner**

13'9" x 12'9" (4.20 x 3.90)

- 15ft formal lounge with fireplace
   Fitted Kitchen/Diner
- Master Bedroom Benefiting From An Gardens Boast Lawns, Patios, and En Suite
- Planning Permission for Residential
   Council Tax Band E Development on neigbouring land
- **Beautiful Borders**

# **Utility Room**

10'5" x 9'10" (3.20 x 3.00)

# **First Floor Landing**

#### **Bedroom One**

14'9" x 10'9" (4.50 x 3.30)

#### **En Suite Shower Room**

6'10" x 4'11" (2.10 x 1.50)

# **Bedroom Two**

11'1" x 14'5" (3.40 x 4.40)

# **Bedroom Three**

9'6" x 12'9" (2.90 x 3.90)

#### **Bedroom Four**

10'2" x 6'6" (3.10 x 2.00)

#### **Bedroom Five**

7'2" x 5'2" (2.20 x 1.60)

#### **Bathroom**

of 12'5" (of 3.80)

**External** 



# **Directions**









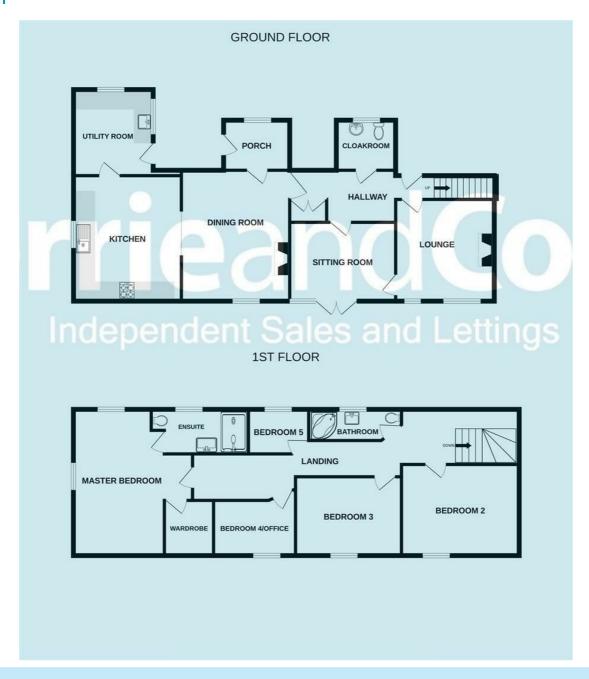








#### Floor Plan

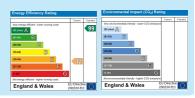


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