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High Barn Gawthwaite Farm

Nr Ulverston, LA12 8EU

Offers In The Region Of £475,000

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Quaint yet spacious, this charming three-bedroom barn conversion offers an abundance of character and versatile accommodation, featuring four reception rooms and three bathrooms. Nestled within mature gardens and complemented by a private courtyard providing off-road parking, this delightful home has remained in the same ownership since its original conversion. Brimming with attractive period features throughout and benefiting from oil-fired central heating, the property is offered with no onward chain, presenting an excellent opportunity for those seeking a unique countryside home. Additionally, by separate negotiation, a parcel of land is available for purchase, offering the potential to construct a garage, subject to any necessary consents.

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
- Council Tax Band - E
- 'Cumbrian Way' Walk Nearby
- Mature Private Gardens
- Useful Cellar
- 20ft Base/Area Ideal for Garage (Subject to PP)









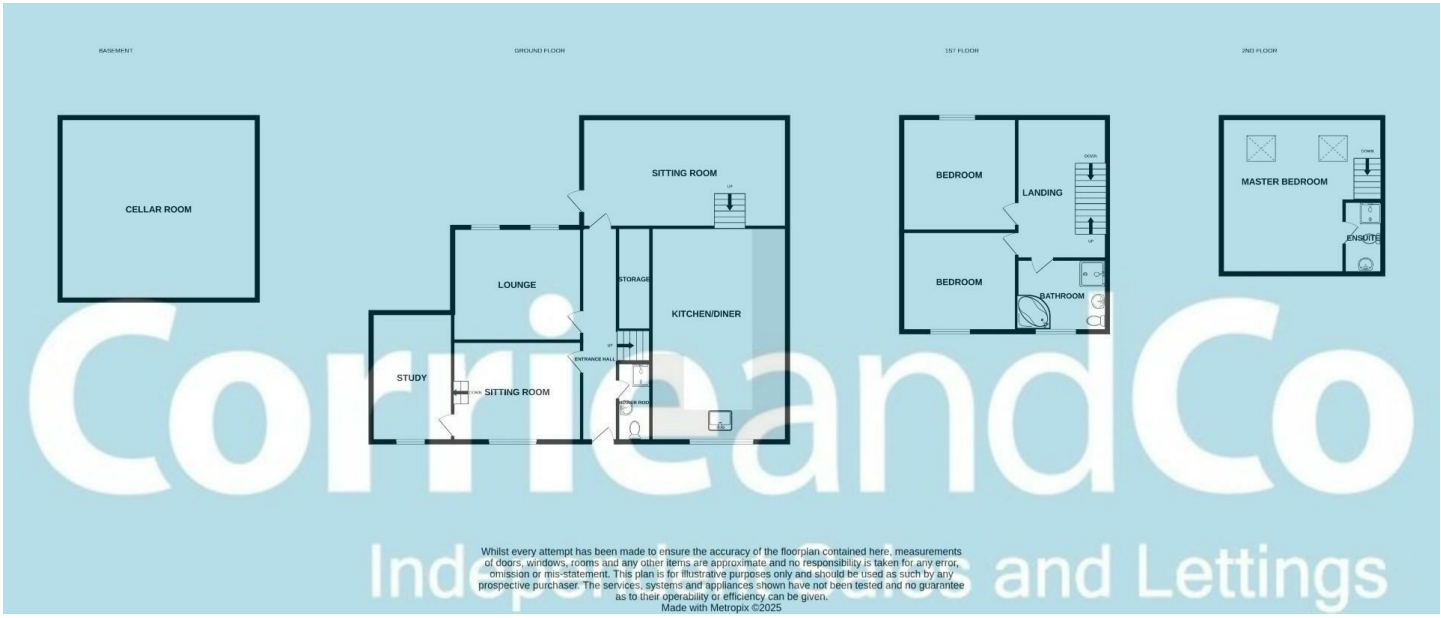
Road Map



Terrain Map



Floor Plan



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