

# CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



## The Hurst Ulverston LA12 0RP

Offers In The Region Of **£850,000**

A rare opportunity to acquire this striking detached period residence, set within a rural yet accessible location offering charm, space, and versatility in abundance. This impressive home boasts extensive and characterful accommodation, surrounded by mature gardens with lovely open outlooks. Retaining a wealth of original period features, the property combines traditional elegance with comfortable family living. Included in the sale is an attached two-bedroom cottage, perfect for extended family, guests, or holiday letting, as well as a self-contained barn offering further potential—whether for business use, a studio, or additional accommodation (subject to relevant consents). A truly unique and flexible property in a picturesque setting. Viewing is highly recommended to appreciate the scale, character, and potential on offer.



### Approach

An imposing approach sets the tone, with a gravel driveway leading up to the property and offering ample parking. A striking open porch, framed by a stone arch, welcomes you in, with grey sandstone flagged flooring underfoot.

### Entrance Hall 17'0" x 10'2"

A truly stunning welcome awaits as you step into the entrance hall, featuring a dramatic galleried landing and exposed ceiling beams that showcase the home's character and grandeur. A beautifully crafted mahogany spindled staircase sweeps upward, creating an elegant focal point and setting the tone for the rest of this exceptional period property.

### Lounge 20'0" x 16'0"

An impressive and elegant space with a bronze cast fire surround, tiled inset and hearth, and a brass fender framing the open fire recess—ideal for cosy evenings. With an imposing ceiling height of 3 metres, the room is further enhanced by decorative corning, deeper skirting boards, and a large window that floods the space with natural light while offering lovely outlooks over the garden and towards Kirkby Moor.

### Living Room 19'8" x 16'0"

An inviting reception room featuring a deep bay window that frames delightful views of the side garden and floods the space with natural light. The focal point is a striking white marble fire surround with a blue slate inset and hearth, housing an open fire recess—perfect for relaxed evenings. Finished with classic corning and rich 'Oxford Blue' décor, the room blends period charm with contemporary flair.

### Dining Room 17'0" x 16'4"

A characterful and atmospheric space, ideal for formal dining or relaxed family gatherings. Two leaded glazed windows overlook the side courtyard, allowing for natural light while retaining privacy. A standout feature is the sandstone inglenook fireplace with a blue slate hearth, housing a black cast iron freestanding multi-fuel stove—adding both warmth and a rustic charm. The room also boasts an open alcove recess and a traditional servant bell panel, nodding to the property's period heritage.

### Kitchen 17'0" x 11'9"

A well-appointed and characterful kitchen, blending modern practicality with timeless style. Fitted with a generous range of shaker-style cream base and wall units complemented by blue slate work surfaces and classic knob handles. The twin Belfast sinks with chrome mixer taps enhance the traditional feel. A stainless steel electric Range Cooker with hotplate sits within an impressive sandstone surround, providing a charming focal point. There's ample space for a freestanding fridge freezer, dishwasher, and a central dining table—ideal for family meals or casual entertaining. Finished with rustic quarry tiled flooring, adding warmth and durability to the space.

### Utility Room 9'10" x 8'10"

A practical yet characterful space with a door leading to the rear aspect, perfect for everyday access. Fitted with slate work surfaces and a classic white Belfast sink, the room retains a traditional feel. There is a period range of built-in pine base and wall cupboards and drawers, offering excellent storage. The slate tiled floor adds to the durability and complements the rustic aesthetic of the property.



### **Cellar Room One 30'6" x 24'11"**

A useful space with a ceiling height of 2.10m and a blue slate flagged floor, enhancing its traditional charm. Equipped with power points and lighting, it offers practical functionality. Features include a cold slab, ideal for storage, and a smoke alarm for added safety. An open doorway leads through to an additional cellar room, providing further versatile storage or potential use.

### **Cellar Room Two 15'8" x 9'2"**

### **Ground Floor Shower Room 9'6" x 4'3"**

Fitted with a modern three-piece suite in white, including a low-level dual flush WC and a 'D'-shaped vanity basin with pedestal and mixer tap. The walk-in shower features a glazed upright panel and a Triton electric shower, complemented by white brick recess tiling with retro grey grout. The floor is finished with stylish ceramic tiles.

### **Galleried Landing 24'7" x 13'9"**

A magnificent spindled staircase rises gracefully from the side of the entrance hall, creating a striking focal point. It leads to a galleried first floor landing, enhancing the sense of space and grandeur while showcasing the home's period elegance. A feature window to the front offers distant views of The Hoard, while a skylight pane and vaulted ceiling with exposed timber beams add light and architectural interest to the space.

### **Bedroom One 16'4" x 12'5"**

### **Dressing Room 16'0" x 7'2"**

### **Bedroom Two 13'1" x 16'4"**

### **Bedroom Three 10'9" x 9'10"**

### **Bedroom Four 16'4" x 11'9"**

### **Inner Landing extends to 16'8"**

The inner landing features a built-in airing cupboard and timber steps leading to the boarded loft with lighting. Doors from here provide access to the fifth bedroom, a home office, and a school room, offering versatile living and working spaces.

### **Bedroom Five 12'9" x 10'9"**

### **Study 12'9" x 5'2"**

### **School Room 16'4" x 11'9"**



### **Family Bathroom 10'5" x 9'2"**

The bathroom features a traditional Victorian-style four-piece suite in white with elegant chrome fittings. It includes a freestanding clawfoot roll-top bath with a telephone shower attachment, a low-level flush WC, a wash basin, and a separate shower cubicle fitted with a Triton electric shower.

### **COTTAGE**

**Entrance Hall extends to 11'9"**

**Lounge 16'4" x 11'5"**

**Kitchen 15'8" x 11'1"**

**Cloaks**

**First Floor Landing extends to 20'8"**

**Bedroom One 13'1" x 11'5"**

**En Suite**

**Bedroom Two 16'0" x 8'10"**

**En Suite**

### **BARN**

**Open Barn/Former Stable 15'8" x 17'4"**

**Store 15'1" x 7'2"**

**Games Room 12'9" x 17'4"**

**Garage 15'8" x 14'5"**



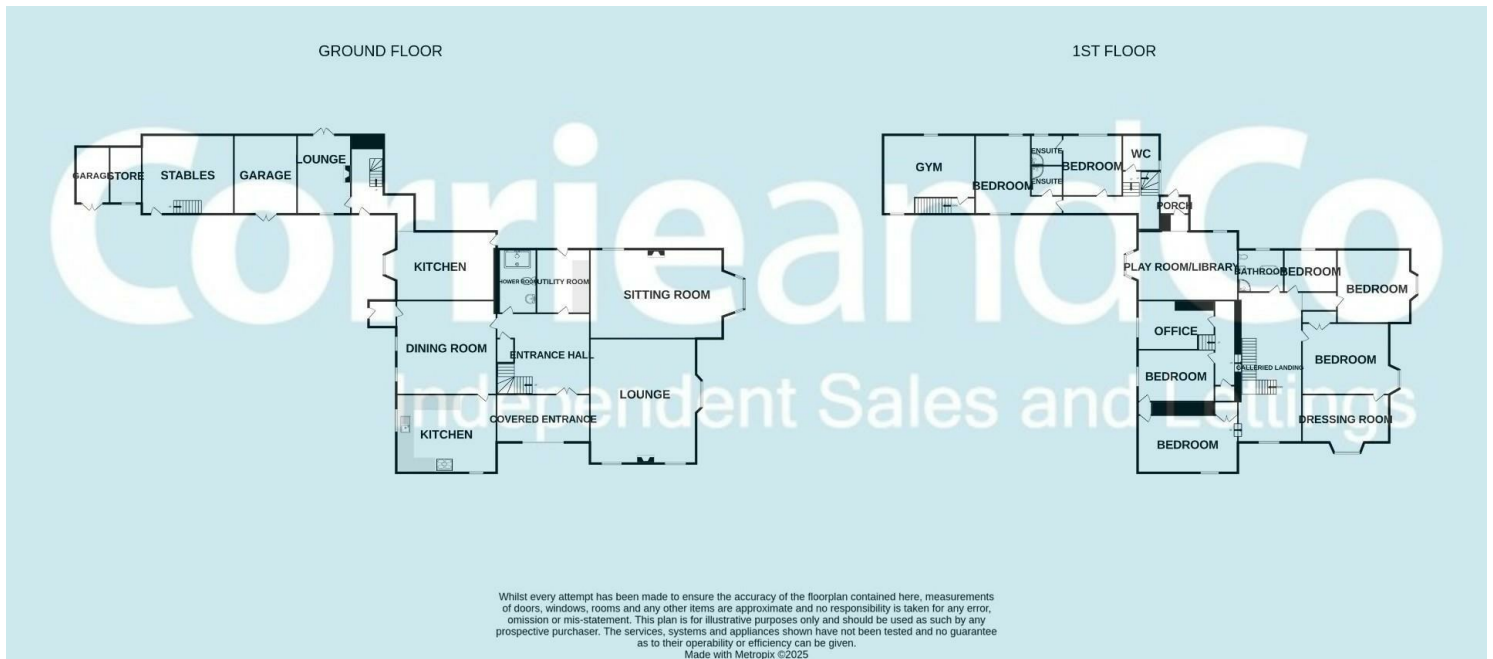


- Extensive & Characterful Family Home
  - Popular Residential Location
  - Generous, Mature Gardens
    - Open Outlooks
    - Council Tax Band - G
- Attached 2 Bedroom Cottage
  - Self Contained Barn
  - Off Road Parking & Garage
  - Ideal for Multi-Generational Living









Corrie and Co aim to sell your property at the best possible price in the shortest possible time. We have developed a clear marketing strategy to ensure that your property is fully exposed to the local, regional and national market place and we are confident that we can provide a marketing service second to none. Our Sales Team offer:

- Full colour contemporary sales literature with floorplans
- A full programme of local / regional advertising and promotion on the Corrie and Co and Rightmove websites
- 24/7 promotion in our Barrow, Ulverston and Millom offices
- Professional viewing service and prompt feedback
- Experienced, friendly staff
- Eye catching 'For Sale' board

To ensure your move is looked after, we can help you with an Energy Performance Certificate and arrange a free mortgage and finance review. We also provide a competitive No Sale – No Fee conveyancing service with well known and trusted local solicitors. Our valuation and sales advice is impartial, completely free with no obligation.

Unlike many High Street Estate Agency chains, Corrie and Co are wholly independent and can therefore recommend the mortgage and lender that is most suitable for your needs. Our aim is to provide quality advice and expertise at all times so that you can make an informed decision every step of the way.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower saving costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
102-121kWh/m <sup>2</sup> A		102-121kWh/m <sup>2</sup> A	
81-101kWh/m <sup>2</sup> B		101-120kWh/m <sup>2</sup> B	
61-80kWh/m <sup>2</sup> C		100-119kWh/m <sup>2</sup> C	
41-60kWh/m <sup>2</sup> D		100-119kWh/m <sup>2</sup> D	
21-40kWh/m <sup>2</sup> E		100-119kWh/m <sup>2</sup> E	
1-20kWh/m <sup>2</sup> F		100-119kWh/m <sup>2</sup> F	
1-20kWh/m <sup>2</sup> G		100-119kWh/m <sup>2</sup> G	
All energy efficient - higher saving costs		All environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC