



PROPERTY

Part of the Ulverston Auction Mart Group

Ealinghearth Farm
Haverthwaite
LA12 8JR
Guide £575,000

Description

Set in a charming hamlet within the Lake District National Park, with panoramic views of the Rusland Valley and Lakeland Fells, this attractive four-bedroom semi-detached farmhouse is full of character and presents the ideal opportunity to further renovate and create the next chapter for this delightful, country home.

Having easy access to the Market town of Ulverston and with transport links to the M6 and Kendal/Oxenholme railway stations, this property has lots of appeal.

The accommodation comprises; Entrance Hallway, Dining Room, Sitting Room, Kitchen, Utility/ Dairy, and a Ground Floor Bathroom. To the First Floor are Four Bedrooms. Externally there is an Attached Bank Barn, A separate Dutch Barn, Shippon/ Stables, Double Garage, Single Garage and Parking for numerous vehicles. There is a sloping Garden, Orchards and Woodland.

No Onwards Chain





At the front of the property is a covered entrance that leads to the **Entrance Hall**, having stairs to the first floor and internal doors to the:

Dining Room: A charming room with an open fireplace with a red brick surround and a recessed dresser.

Sitting Room: A lovely, cosy family room with an open fireplace with a Stovax woodburning stove with back boiler on a slate hearth, spice cupboards and a stone flagged floor underneath the carpet and door to the:

Inner Hall: Having a useful understairs storage cupboard and doors to the:

Ground Floor Bathroom: Comprising a white, three-piece bathroom suite with a low-level W/C, pedestal sink and bath with a handheld shower over. Part white tiled walls.

Kitchen: A bright room with a range of fitted pine effect units with worksurfaces over and a stainless-steel sink and drainage unit, tiled floor and external uPVC door to the rear.



Steps from the kitchen leading down to the: **Utility/ Dairy** with a slate flagged floor, cold slab and space for white goods.

The First Floor is accessed via the stairs from the main Entrance Hall.

There are Three Double Bedrooms and One Single Bedroom (that is accessed via steps down from the landing). All of the double bedrooms have delightful views of the countryside to enjoy!

Externally

To the front of the property are two small gardens with well-established borders, ideal for those after a low maintenance garden to enjoy. There is an external stone-built store to the side of the property, perfect for the storage of gardening/hobbies equipment.

There is a strip of woodland in ownership of the property totalling approximately 0.47 acres, in an elevated position, only a short stroll from the farmhouse. Ideal for a tranquil escape.





The farmhouse has a selection of barns/stores presenting an ideal opportunity for further development for either personal or professional uses.

There is an **Attached Barn** to the rear of the farmhouse which is currently utilised as a Store Room/ Stables and Wood Store/ Garage. Located to the edge of the outside boundary is a **Detached Dutch Barn** which could be utilised for a number of uses, subject to obtaining the necessary planning permissions.



There are gardens to the side of the property along with a sloping side garden and orchard, ideal for those interested in horticulture and wanting to tend to their own produce. The elevated views are breathtaking and span across the Rusland Valley and beyond. There is ample parking for vehicles directly outside of the property.

The potential that this former farmhouse offers both internally and externally, means that it is a must to be viewed!

Tenure:

Freehold.

Wayleaves/Easement:

The property is sold subject to, and with the benefit of, all rights of way, whether public or private, any existing or proposed wayleaves, easements or quasi easements, whether referred to within these particulars or not.

There is a shared road that leads up to the property. The maintenance of the lower section up to the property is split four ways. The maintenance of the road from Ealinghearth Farm is split two ways with Goblin Cottage.

Services:

The property is connected to mains Electricity and Water. Wood burning stove with back boiler. Shared septic tank with Goblin Cottage.

Local Authority:

Westmorland and Furness Council.

Council Tax:

Band E



Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E		
21-38	F	36 F	
1-20	G		



Location:

‘Ealinghearth Farm’ is situated within the charming hamlet of Ealinghearth in close distance to local transport links and amenities. The Market town of Ulverston and the larger town of Kendal can be easily accessed from the A590 with the railway station of Oxenholme for journeys to London and Edinburgh.

Inspections:

By appointment only with the selling agent, UAM Property.

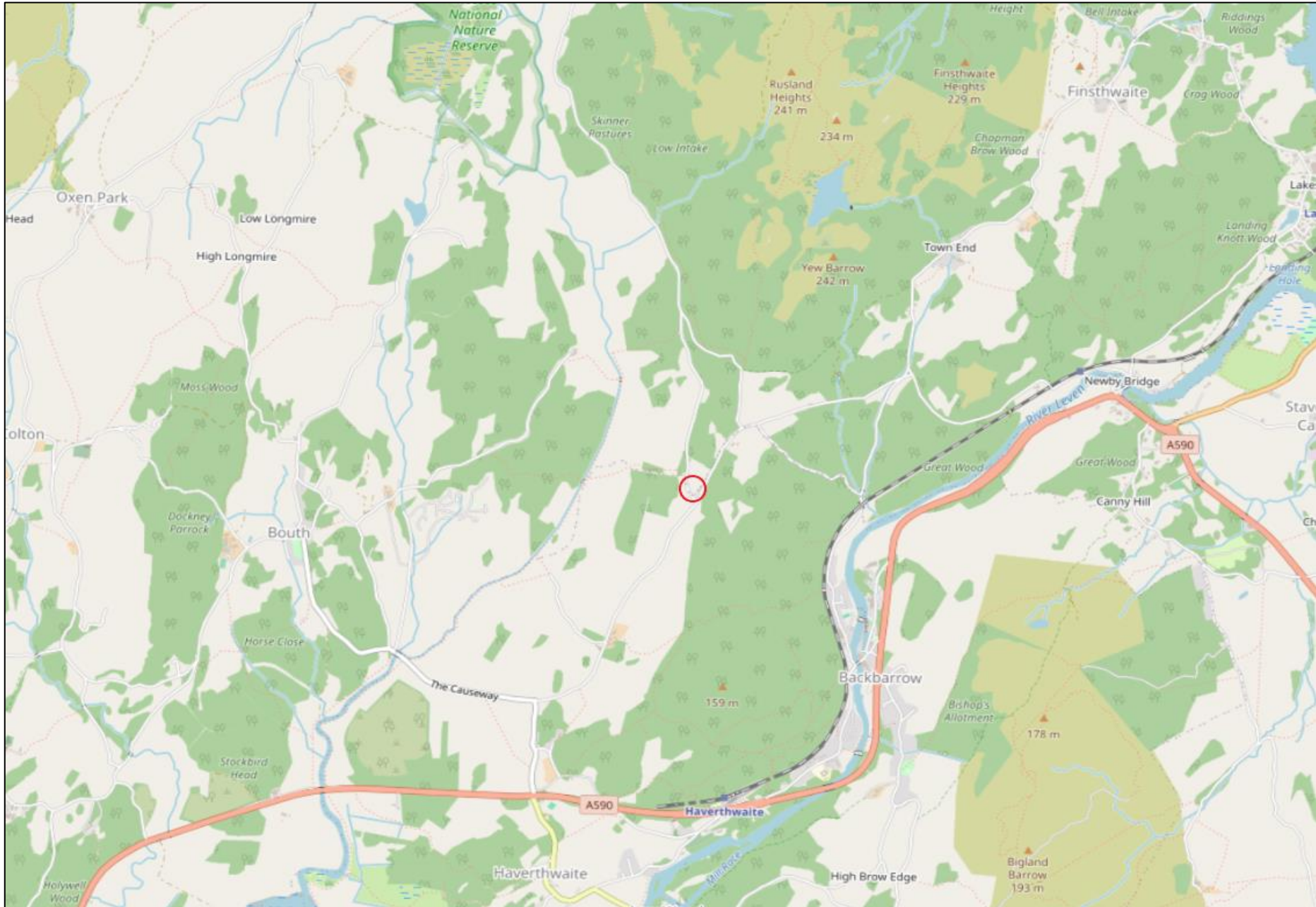
Directions:

From Ulverston, proceed along the A590 in the direction of Kendal until you arrive at the Haverthwaite crossroads. Here, take a left turn and continue along the road for a short distance until you reach a ‘T’ junction. Turn Right and proceed along the country road until you reach the hamlet of Ealinghearth. Take a right turn up the shared road between the first houses you reach, at the top of the road turn left and the property is on your left-hand side.

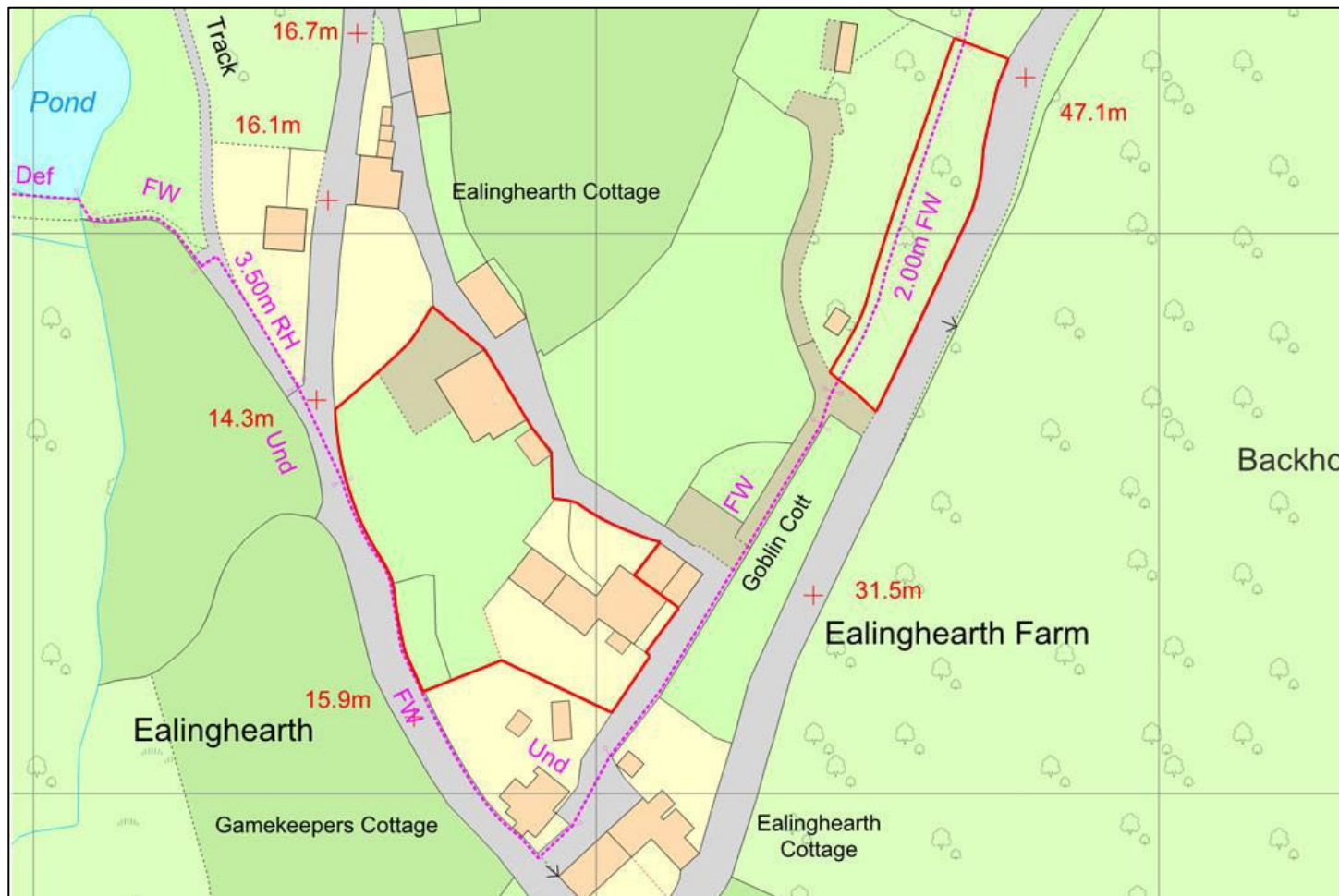


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Location Plan



Site Plan



MISREPRESENTATION ACT 1967 (NOTICE)

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