



PROPERTY

Part of the Ulverston Auction Mart Group

Cross House Farm

Great Urswick

LA12 0SP

Guide £1,200,000

Key Features

- Five bedroom semi-detached farmhouse
- Immaculately presented throughout
- Abundance of character and charm
- Desirable village location
- Range of outbuildings
- Stone barn with further development potential, subject to planning
- Stable blocks
- Paddocks and Land extending to approximately 6.49 acres
- Three well fenced fields
- No onward chain







Description

At the front of the property is a porch that leads to the Hallway, having doors to the two sitting rooms, dining room, office and stairs to the first floor.

Sitting Room 1: A charming room with a gas fire with stone surround and slate hearth, along with an original wooden panel window surround.

Sitting Room 2: A lovely, cosy family room with a multi fuel woodburning stove with stone surround and a slate hearth. There is a large ornate integrated bookcase, along with an original wooden panel window surround.

Office: A good office space with useful built in storage cupboards and tiled feature fireplace.

Cellar: A small cellar with stone steps and flagged floor.

Dining Room: A beautiful room full of character with a stone flagged floor, two large built in cupboards either side of the feature fireplace, which has a gas woodburning stove and a slate hearth. There is a large window with original wooden panel window seat and surround.

Kitchen: With fitted wall and base units, integrated cooker and hob, a dishwasher, tiled floor and a uPVC door from the yard

Utility/Boot Room: A very spacious utility/boot room with a stainless steel sink and side drainer, integrated storage cupboard and a uPVC door from the yard.

First Floor: There are four double bedrooms and a large single bedroom along with a storage cupboard, a family shower room and a family bathroom. The family bathroom is a large room with a substantial integrated bath, a large shower cubicle, toilet and sink.

Second Floor: There are three large attic rooms which has potential for buyers to add their own stamp. The rooms could be utilised for further bedrooms, office/storage space or games room.

The property is in an excellent condition throughout with new carpets and uPVC windows and doors. The property has been redecorated throughout, with original wooden doors in all of the rooms, most of which have been stripped back and waxed.





Gardens: There is a lawned garden with borders and mature shrubs to the front of the property with a concrete path leading to the front door. There is a large garden to the rear situated just behind the house accessed across the yard.

Buildings: There is an array of traditional and block buildings located around the farm yard including, two stable blocks, storage sheds, garages and a large stone barn with under shippons.

The large stone barn currently consists of three under shippons on the lower ground floor and a substantial open barn on the upper ground floor. The barn is in very good condition and has development potential, subject to planning, for potential conversion to residential, holiday lets, storage, office or other personal or professional uses.



Land: There are approximately 6.49 acres of excellent meadow and pastureland split into three fields, which all have access to mains water. The land has been well maintained and has a mixture of hedges, stock fencing and stone wall boundaries.

The property, outbuildings and land are all in an excellent condition throughout and must be viewed to be appreciated.





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.

Environmental Schemes

There are currently no Environmental Schemes or grants on the land or property at the present time.

Services:

The property is connected to mains Electricity, Gas, Water and Drainage.

Local Authority:

Westmorland and Furness Council.

Council Tax:

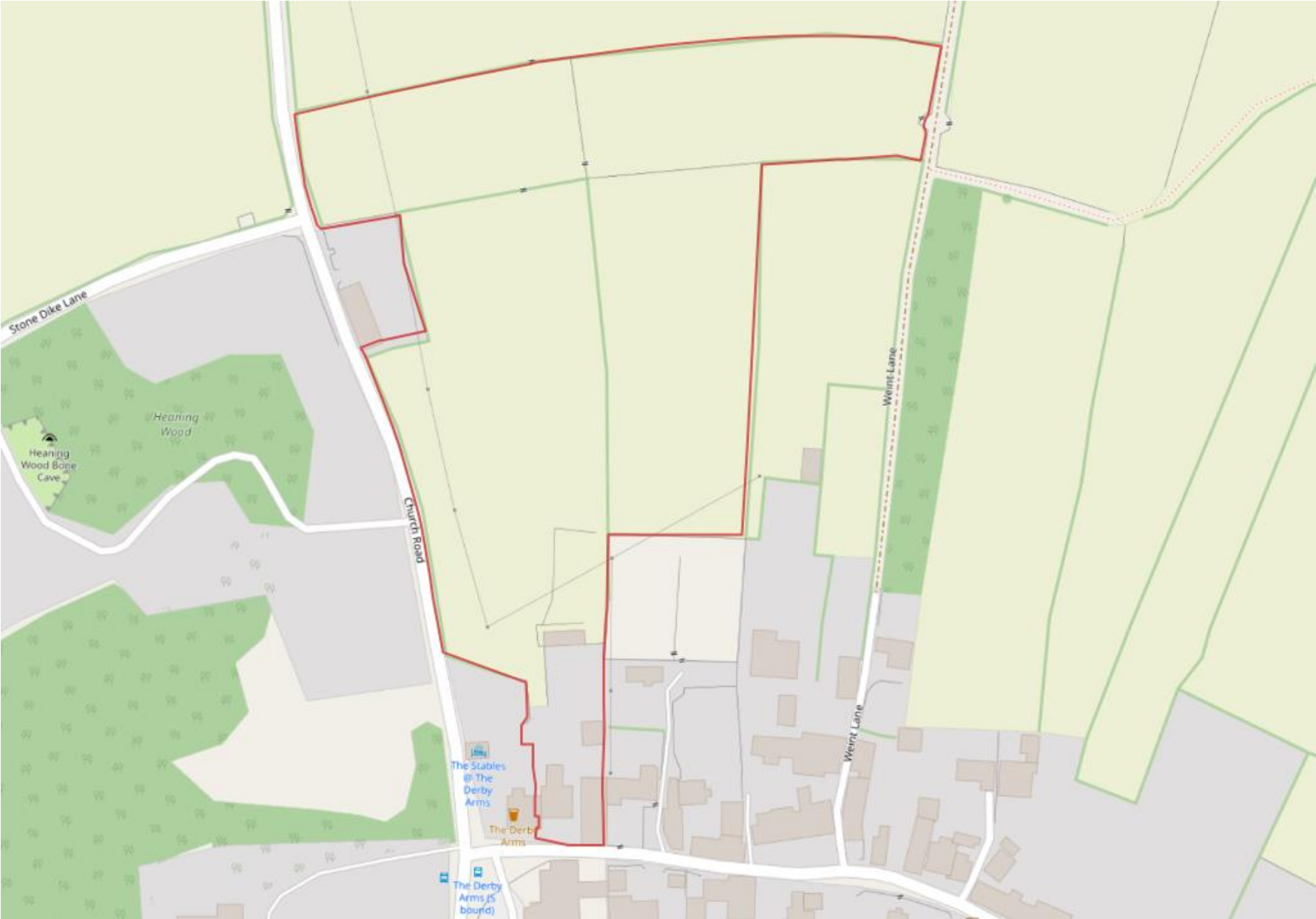
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Site Plan





Location:

Cross House Farm is situated within the charming village of Great Urswick with a beautiful Tarn and picturesque views of the surrounding hills. The Market town of Ulverston and Dalton and the larger town of Barrow-in-Furness are all located in close proximity.

Inspections:

By appointment only with the selling agent, UAM Property.

Directions:

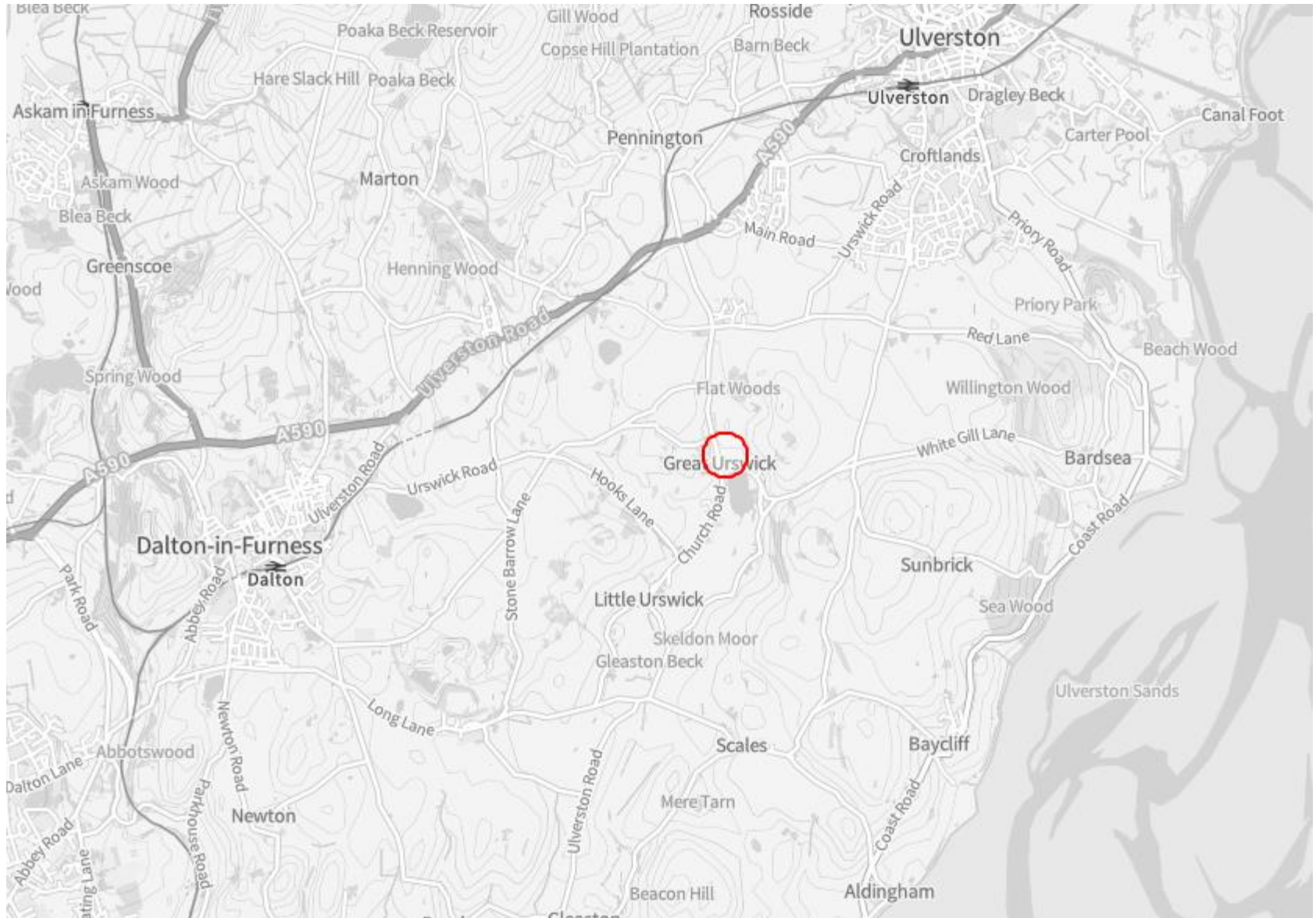
From Ulverston, proceed along the A590 in the direction of Barrow-in-Furness, just after the first roundabout take your first left onto Carley Lane, leading onto Horse Close Lane then Church Road, once in the village take your first left and the property is on the left next to the Derby Arms.



 **WHAT3WORDS**

[everybody.update.beaker](https://www.what3words.com/everybody.update.beaker)

Location Plan







MISREPRESENTATION ACT 1967 (NOTICE)

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