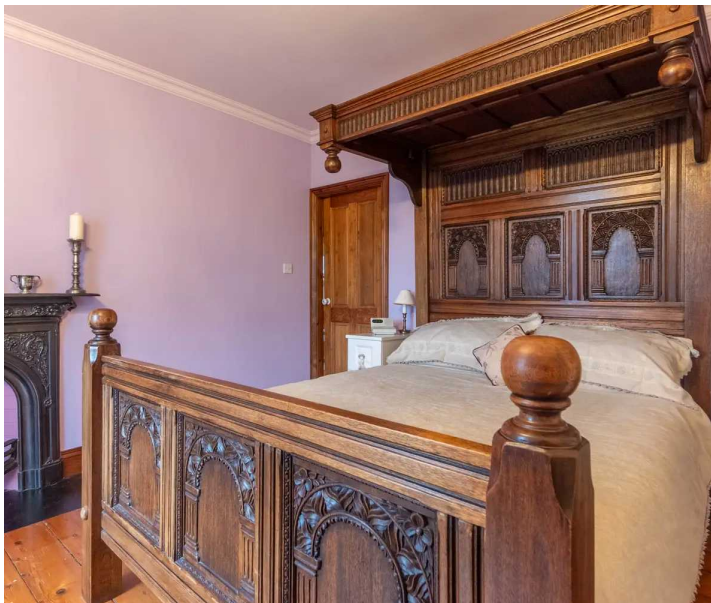




Gawthwaite Farm, Gawthwaite
£795,000





Gawthwaite Farm

Gawthwaite, Ulverston

A charming detached property that dates back to around the 1870s is pleasantly located in the hamlet of Gawthwaite which is south of Coniston Water, within 4 miles of the market town of Ulverston and is ideally placed for easy access to the M6 via the A590, the Furness peninsula and the Lake District National Park.

The well presented accommodation boasts many traditional and character features and briefly comprises a sitting room, dining room, breakfast kitchen and study to the ground floor with the lower ground floor being the converted cellar which has been renovated to a high standard which could have scope to be separate living accommodation, utility room and cloakroom. The first floor offers three double bedrooms with one having access to a converted room that could be turned into an en-suite with far reaching views and a family bathroom. On the second floor is the attic which has ample space. The property benefits from double glazing and oil central heating. Outside there are extensive grounds with many outbuildings, a beautiful pond in the centre of the gardens which looks out to the fells. Double garage and driveway parking to the front.

- Detached charming property
- Converted Cellars
- Sitting room with impressive wood burning stove
- Double glazing and oil central heating
- Breakfast Kitchen
- An impressive 3.5 acres of land
- Three double bedrooms
- Stunning far reaching views
- Bathroom, en-suite and cloakroom
- Double garage and driveway parking

LOWER GROUND FLOOR

CELLAR

13' 3" x 9' 11" (4.03m x 3.01m)

Both max. Radiator, extractor fan, wood flooring.

CELLAR/GYM

20' 9" x 11' 11" (6.32m x 3.62m)

Both max. Double glazed window, radiator, wood flooring.

SHOWER ROOM

7' 5" x 6' 5" (2.26m x 1.96m)

Both max. Double glazed window, heated towel radiator, walk in shower with thermostatic shower fitment, fully tiled walls and floor.

ENTRANCE HALL

6' 11" x 3' 9" (2.12m x 1.14m)

Both max. Double glazed door to patio, tiled flooring.

UTILITY ROOM

11' 10" x 11' 3" (3.60m x 3.44m)

Both max. Double glazed door to patio, radiator, base units, plumbing for washing machine, oil boiler, space for fridge freezer, stone flooring.

CLOAKROOM

4' 7" x 2' 11" (1.39m x 0.90m)

Both max. Radiator, W.C. wash hand basin, partial tiling to walls, extractor fan, stone flooring.

GROUND FLOOR

KITCHEN

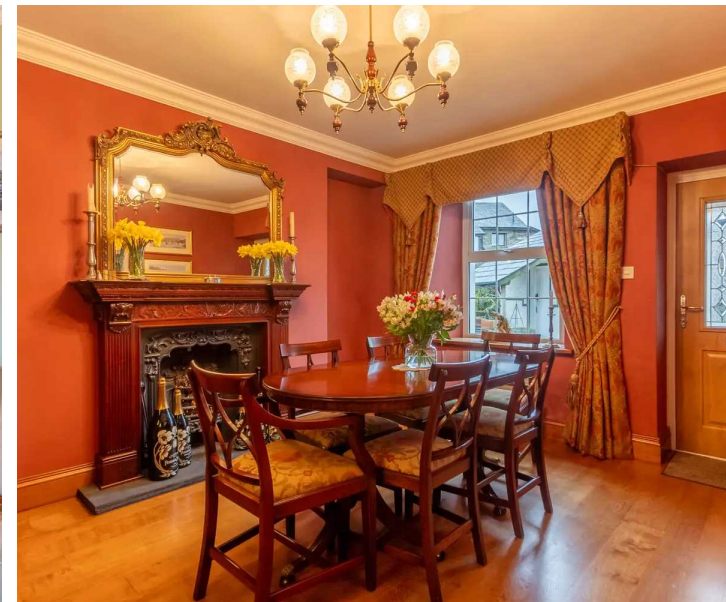
14' 11" x 13' 0" (4.55m x 3.95m)

Both max. Double glazed door, double glazed window, good range of base units, sink, SMEG oven set into brick alcove, space for fridge freezer, exposed beams, tiled flooring.

DINING ROOM

15' 3" x 12' 7" (4.64m x 3.83m)

Both max. Double glazed door, double glazed window, radiator, decorative feature fireplace, wood flooring.



SITTING ROOM

27' 0" x 12' 8" (8.23m x 3.87m)

Both max. Double glazed door to patio, two double glazed windows, two radiators, wood burning stove set in feature fireplace, stone features, wood flooring.

STUDY

14' 9" x 10' 5" (4.49m x 3.18m)

Both max. Double glazed window, radiator, fitted bookcase, understairs storage, stone flooring.

HALLWAY

5' 1" x 3' 5" (1.56m x 1.05m)

Both max. Door to cellar, wood flooring.

FIRST FLOOR

BEDROOM

14' 4" x 14' 1" (4.38m x 4.30m)

Both max. Double glazed window, radiator, cast iron decorative fireplace, fitted wardrobe and cabinets, wood flooring.

EN-SUITE

16' 10" x 14' 11" (5.13m x 4.56m)

Both max. Double glazed doors to balcony, double glazed Velux window, two radiators, plumbing for shower and bath, eaves storage, built in cupboard housing hot water cylinder, recessed spotlights, wood flooring.

BEDROOM

14' 4" x 11' 6" (4.38m x 3.51m)

Both max. Double glazed window, radiator, cast iron decorative fireplace, wood flooring.

BEDROOM

12' 7" x 11' 1" (3.84m x 3.37m)

Both max. Double glazed window with shutter blinds, radiator, fitted wardrobe and cupboards, wood flooring.

BATHROOM

13' 11" x 8' 0" (4.25m x 2.45m)

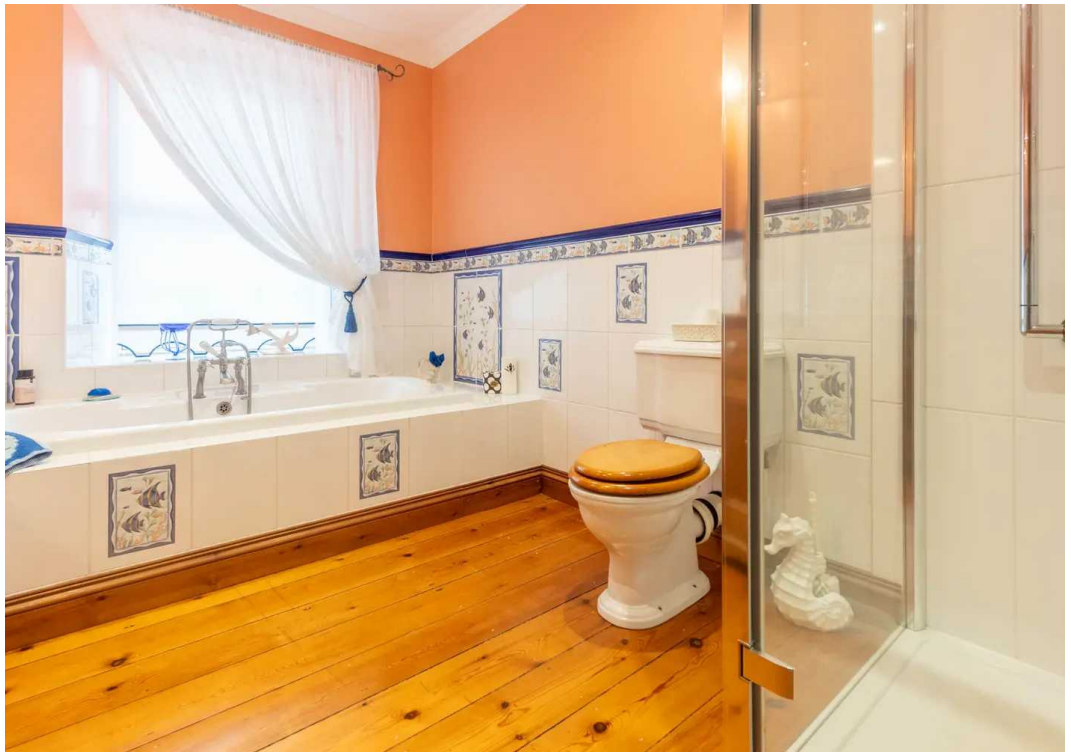
Both max. Double glazed window, radiator, four piece suite comprises W.C. wash hand basin and inset bath with mixer shower, fully tiled thermostatic shower fitment, partial tiling to walls, extractor fan, recessed spotlights, wood floor.

LANDING

6' 4" x 4' 11" (1.92m x 1.49m)

Both max. Double glazed window, radiator, access to attic, wood flooring.





OUTSIDE

An impressive 3.5 acres of land with many charming and beautiful features with spectacular far reaching views. The grounds has lots of outbuildings which include a wood store, potting shed, tractor shed, summer house, a stunning BBQ house and a Hot Tub house which houses a start of the art Jacuzzi. The garden has well kept lawns, borders and well established trees and hedges. There are also patio areas with ample space for garden furniture.

GARAGE

22.14' 10" x 20' 70" (6.75m x 6.31m) Two electric up and over garage doors, two double glazed Velux windows, stable door to side, light and power.

EPC RATING

SERVICES

Mains electric, oil central heating, mains water, septic tank

COUNCIL TAX:BAND E

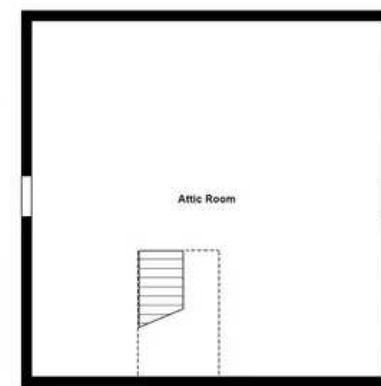
TENURE:FREEHOLD

DIRECTIONS

Heading in the direction of Ulverston exit the A590 at Greenodd onto the A5092. Continue through Lowick Green heading toward Gawthwaite. Take the first left when entering Gawthwaite to find Gawthwaite Farm located on the left hand side.

WHAT3WORDS:[backup.seducing.limo](#)





Ground Floor

Gawthwaite Farm, Gawthwaite, Ulverston

Total Area: 277.4 m² ... 2986 ft²

For illustrative purposes only - not to scale. The position and size of features are approximate only.
© North West Inspector.



First Floor

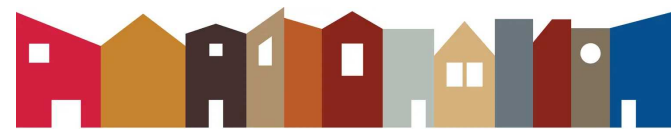
Second Floor



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