



| Gawthwaite | Ulverston | LA12 7TA

Guide Price £525,000



david britton
ESTATES

Key features

- 3 bedroom detached barn conversion
- recently upgraded and improved to high standard
- contemporary open plan lounge dining kitchen
- multi fuel stove
- superb family bathroom
- manageable gardens to 3 sides
- lower level cinema/music room and gym
- hot tub
- peaceful and tranquil location close to Ulverston
- No onward chain!

Description

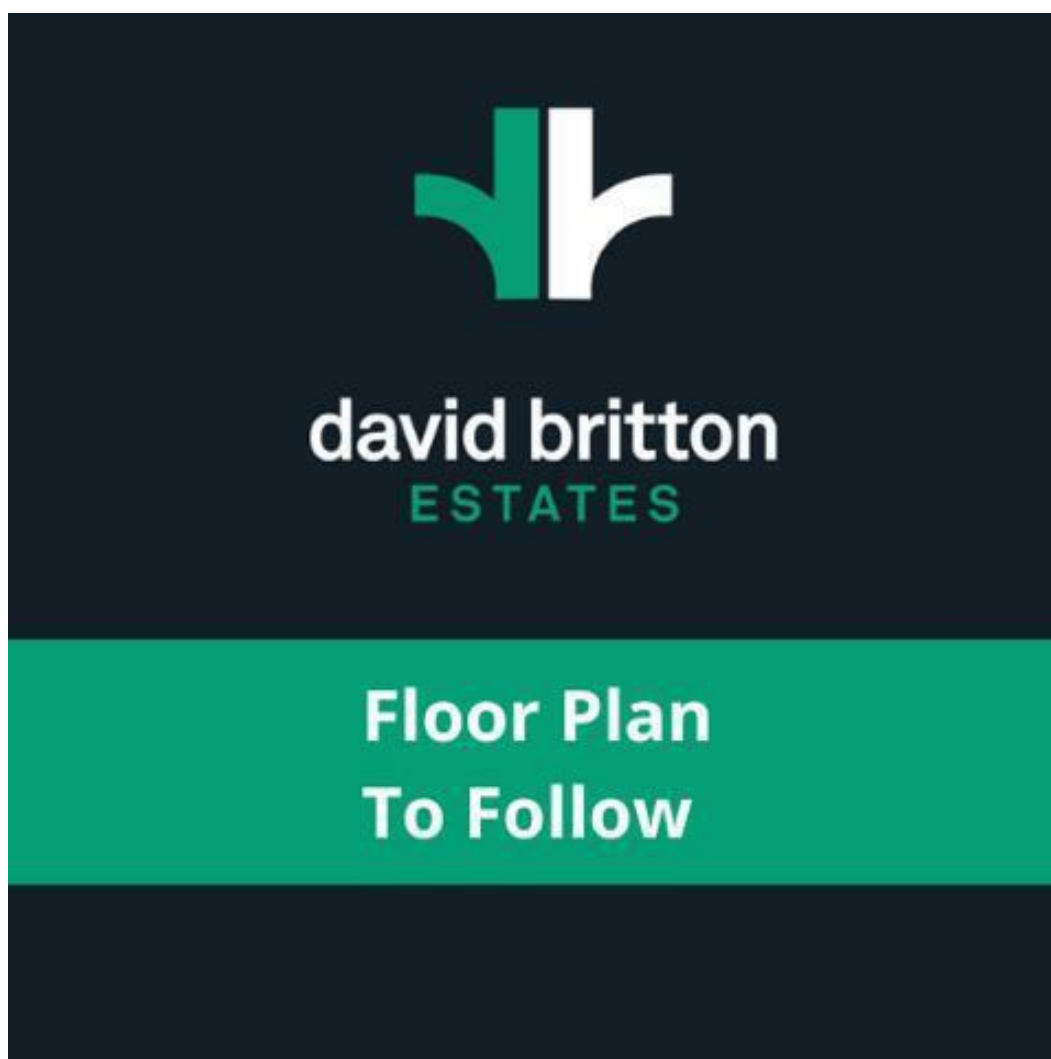
Nestled at the foot of Groffa Crag in the beautiful hamlet of Gawthwaite, on the edge of the Lake District National Park. This stunning 3 bedroom elevated barn conversion has been lovingly upgraded and boasts exceptional views to the Estuary and has a backdrop of Coniston water and the Lakeland Fells. Finished to an exceptionally high standard, this comfortable traditional detached barn has undergone recent development of the lower ground floor and now boasts a cinema/music room and gym, this is a great space and could lend itself to a separate annexe for multi generational living or studio/teenage den. The upper floors comprise impressive entrance hall, lounge with multi fuel stove, open plan lounge dining kitchen, sun room and 3 bedrooms with family bathroom to first floor. With a multitude of character features retained including beams, this home will appeal to the most discerning of buyers seeking a home ready to walk into with minimal maintenance.

Gawthwaite is located only a short drive from the heart of the South Lakes and approximately 4.5 miles from Ulverston with some great amenities including schools, shops, supermarket, petrol station, cafes, bars and restaurants. Transport links on the A590 take you to nearby Barrow in Furness on the South Lakes Peninsula and Kendal, Grange over Sands and beyond to Windermere and central fells on the A591.

Directions







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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