



Low Birks

Ulpha, Broughton-in-Furness, LA20 6DT

Guide Price £700,000



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Low Birks is a deceptive well proportioned and spacious five bedroom, three bathroom and three reception rooms, which presents a highly versatile property. It could possibly house an ageing relative in part of the extension/annex as well provide a generous family home. Positioned in an idyllic peace and tranquil location nestled among open countryside, in a gently elevated position enjoying stunning panoramic views over the adjacent country side with far reaching fell views.

The original cottage which is behind traditional white render is believed to date back to the 17th Century. It was subsequently amalgamated with the adjoining barn, around the 1990's. This helped create the extremely well proportioned kitchen/diner, the principle living room with roof terrace and fabulous view, as well as an additional reception room, shower room, study and bedroom.

Overall the property provides an attractive light and airy feel with good size windows allowing the natural light to flow in and enjoying lovely views from the majority of rooms. The attractive and private plot extends to approximately 0.9 acres with a combination of manageable lawn area, natural woodland and small orchard. This property would suit a wide range of buyers looking for a permanent or second home.

Situated in the beautiful Duddon Valley, which is a peaceful and an unspoilt area in the southwest corner of the Lake District National Park. Nestled between Coniston and Eskdale, the valley was a favourite of the poet William Wordsworth, and has often been called a "hidden gem". It is set amongst the beautiful Furness and Dunnerdale fells and close to the picturesque village of Broughton-in-Furness (approx 5 miles) which has previously been voted Village of the Year in 2002. The property is also close to the market town of Ulverston.

The popular Newfield Inn, in Seathwaite is approx. 2.5 miles away. There are good road links via the A595 and A590 trunk road connecting it to the M6, Barrow-in-Furness and north to Scotland. The valley can be approached from the heart of the Lake District National Park either from Coniston (approx. 14 miles) or Ambleside (approx. 20 miles).





Accommodation

Entrance

Glazed front door leading into;

Porch/utility area

With tiled slate floor, recessed seat, plumbing for washing machine, water filtration system and oil fired central heating boiler. Leading into:

Wide Hallway

An attractive and spacious light room with delightful feature parquet wood flooring, storage heater, open staircase with under stair cupboard and views across surrounding countryside. Glazed door leading through into:

Kitchen/Diner

A wonderful triple aspect room with feature vaulted ceiling, exposed beams, feature Lakeland stone wall with oak lintel and enjoying delightful views across the garden and far reaching countryside. A selection of base units with granite worktops and Belfast sink with mixer tap. Integrated electric oven, two ring calor gas hob and oil fired Aga. Part wall tiled with rear glazed door leading to patio and internal door leading to additional annexe area. Leading through into:



Living room

A generously proportioned triple aspect room with feature wood burning stove sat on a slate hearth with exposed stone wall and patio doors leading out onto the roof terrace. Stunning far reaching fell and country views.



Bedroom One

Spacious room with feature window seat and glazed door providing access to the garden and lovely views. Two recessed cupboards and original characterful exposed beam.

Shower room

Four piece white suite comprising of WC, shower cubicle, sink and bidet. Part pine panelled wall and airing cupboard housing cylinder.

First floor landing:

Loft hatch.

Bedroom Two

Spacious double dual aspect room views towards the surrounding countryside with pedestal wash basin.

Bedroom Three

L shaped small double or generous single bedroom. Enjoying views over surrounding countryside with a window seat. Built in cupboard.

Bedroom Four

Spacious double dual aspect room with stunning far reaching views. Fitted wardrobe.

Bathroom

White three piece suite comprising of bath with shower attachment, pedestal wash hand basin and WC. Wall tiled, electric shaver point and wonderful garden views.

Leading off the kitchen an additional door which leads to:
Gallery/Mezzanine with velux window and open pine staircase leading to;



Lower ground floor

Sitting room

Enjoying a feature wood burning stove sat on a slate hearth. A light and airy room with feature vaulted ceiling and delightful country views. External front door.

Study

Characterful exposed beam with attractive garden views.

Shower room

Three piece white suite comprising shower cubicle, WC and pedestal wash basin, exposed beam and electric shaver point and extractor.

Bedroom Five

Spacious double dual aspect room with exposed beam and twin night storage heaters with glazed patio doors leading out onto garden. There is also an internal door allowing access into the;

Workshop

With window to garden and doors providing access for lawnmowers etc at both front and rear with electric.





Outside

Delightful well tended garden with a wonderful combination of attractive lawn area with an array of mature shrubs and bushes. Whilst there is also a more natural element which provides a lovely wooded area, in total extending to approximately 0.9 of an acre. With various footpaths around also leading to the small junior orchard area with a selection of fruit trees that have been recently planted. Small wood store.

There is also attached a highly useful wood store approached from the front of the property. Private off road parking.

Tenure

Freehold. Vacant position on completion.

Broadband

53 Mbps (Superfast)

Services

Private drainage, private water, mains electric. LPG heating and night storage heating.

Council Tax

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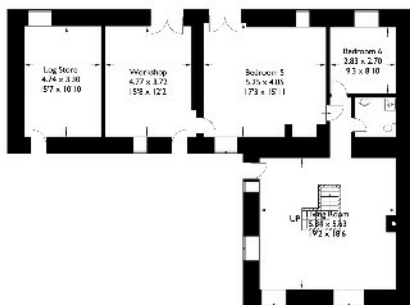
Directions

Approaching from the M6, leave the motorway at junction 36 and follow the A590 westbound (signed Barrow) to Greenodd. Turn right on the A5092 to Grizebeck and take the A595 to Broughton-in-Furness. Pass round the village go down the hill and turn right immediately prior to the traffic lights and Duddon Bridge. Continue up the valley road for approx. 3.5 miles. As you approach the bridge, veer right up the lane and you can see Low Birks approximately 200m in a gently elevated position.

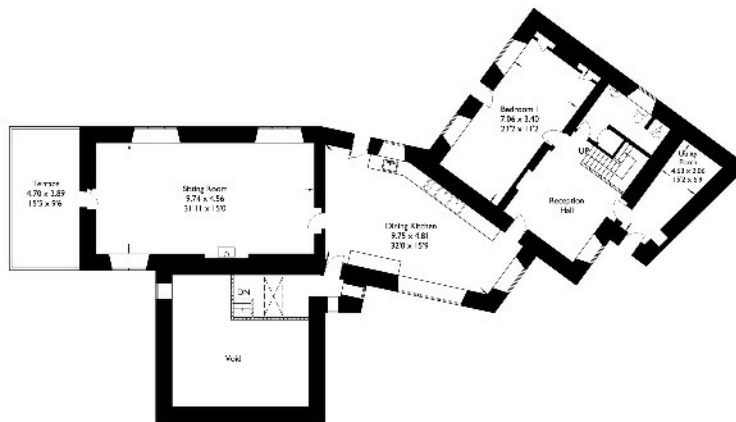
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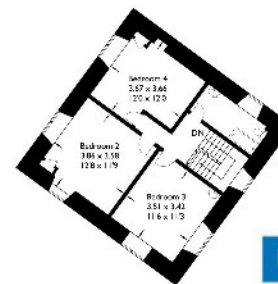
Approximate Gross Internal Area : 320.89 sq m / 3454.03 sq ft
 Total : 320.89 sq m / 3454.03 sq ft



Ground Floor

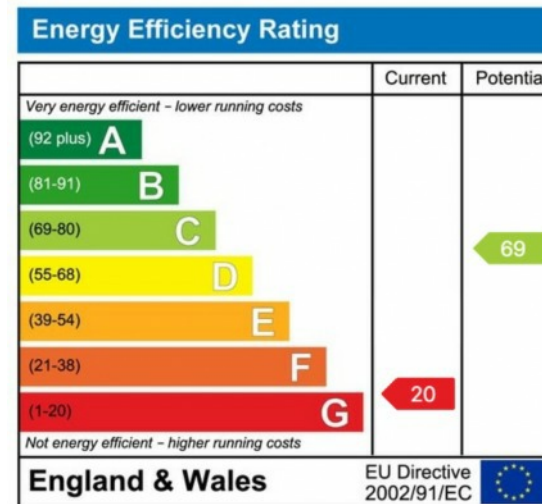


First Floor



Second Floor

For illustrative purposes only. Not to scale.
 Whilst every attempt was made to ensure the accuracy of the floor plan,
 all measurements are approximate and no
 responsibility is taken for any error.



Viewing is strictly by appointment with the sole agents

The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.

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