



Brooklands Silver Lane

Lowick Green, Nr Ulverston LA12 7SY

£350,000

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This well loved home has been in the same ownership for over 40 years and offers the chance for a new buyer to put their own stamp on this three storey dwelling which includes an integral garage. Presently a generous three bedroom home enjoying a sunny outlook over the gardens and surrounding countryside and offering a good family living space with plenty of character. Equally, Brooklands could appeal as a very comfortable holiday letting proposition in an excellent location close to Coniston Water. In addition there is a generous garden front and rear backing onto woodland and open fields and there is plenty of parking on the private drive and a raised terrace enjoying the fantastic views of the Lakeland fells including Coniston Old Man. The Crake Valley, one of the lesser known Lakeland valleys, offers a very peaceful and picturesque environment for either a permanent home or for attracting holiday rentals.





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Directions

Travelling west on the A590 take the second turn off the new roundabout at Greenodd, continue on the A5092 and after approximately 2 miles taking the turning left immediately before The Farmers Arms. Continue up the lane passing the converted chapel and farm buildings to a group of cottages, follow the lane around and the driveway to Brooklands can be seen on the left hand side.

Accommodation

A fully glazed front porch offers ample entrance space with tiled floor and slate step into the house.

Open Plan Living Room

20'0" x 11'2"

A fantastic open plan living space with a traditional solid wood floor extending throughout. The living room enjoys aspects to the rear garden and the front with uninterrupted views of the Lakeland fells. The living space features a window seat and patio doors out to the garden and a central traditional open fireplace with tiled surround. Night storage heating.

Breakfast Kitchen

20'0" x 9'5"

A retro fitted kitchen with a solid fuel Aga and cupboard housing hot water cylinder. The kitchen has windows on three sides and enjoys splendid 180 degree views of the Crake Valley and rolling countryside. The kitchen has ample space for a breakfast table and chairs.

Lower Ground Floor

A doorway from the foot of stairwell in the living room leads down to the garage and coal stores.

Integral Garage

Large garage with a sink and space for a work/potting bench. Storage inside right of hinged garage doors has the fittings to become a WC.

First Floor

An oak staircase with balustrade from the living space leads up to the first floor landing. Loft hatch access.

Bedroom One

14'9" x 11'1"

The largest of the three bedrooms with a gable end window overlooking the open countryside to the south aspect. There is a range of extensive eaves storage down both sides of the room.

Bedroom Two

14'7" x 9'9"

A good sized bedroom with a gable end window enjoying panoramic views of the Crake Valley and vista of Lakeland fells in the distance. Plenty of eaves storage space to both sides of the room.

Bedroom Three

10'2" x 9'2"

A single bedroom with a dormer window on the rear aspect enjoying views over the garden and to the woodland beyond. Walk in cupboard.

Bathroom

A three piece coloured bathroom suite with sunken bath, WC and pedestal wash basin. Dormer window with views across the Crake Valley.





Outside

The property has a long driveway which turns the corner and leads to a parking area in front of the garage. The front garden has steps up to the terrace and is planted with well established shrubs and borders as well as a lawned area useful also for turning and parking vehicles. The pathway leads up to a terrace area with balustrade which has an elevated position and enjoys views West and North to the Lakeland fells. There are pathways around both sides of the property which lead to the rear garden, the lawned rear garden is gently sloping with shed in the top corner and is bordered by a stream.

Council Tax Band E

Services

Mains electric. Private water supply from a spring. Shared septic tank at the bottom of the driveway in the field.

Tenure

Freehold.



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Viewing is strictly by appointment with the sole agents

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