





25 FOUNTAIN STREET, ULVERSTON, LA12 7EQ

£450,000

FEATURES

- Superb Period Town House
- Popular Location Close To Town Amenities
- Well Appointed & Presented Throughout
- Many Traditional Features Retained
- Lounge, Dining Room & Cellar
- Fabulous Lounge/Dining Kitchen
- Four Bedrooms, Bathroom & Ensuite
- Mature & Well Presented Rear Garden
- Garden Room & Garage
- Great Home Of Character In a Perfect Location

2 | 2 | 4 | Garage

Fabulous period townhouse situated in a prominent central position in the popular market town of Ulverston. Having been in the same ownership for over 20 years and now being reluctantly offered for sale due to relocation. Offering a beautifully appointed home with many traditional features retained and providing accommodation perfect for a range of buyers including the family buyer. In addition to the well-proportioned accommodation which is set over four floors there is a fabulous garden area to the rear which is a rare and excellent advantage in the town centre as well as a garage. Comprising of vestibule, hall, lounge, dining room, kitchen diner/family room and cellar to the lower levels with four bedrooms, study, family bathroom and jack and Jill en suite over the upper levels. Complete with gas central heating system, this type of quality home rarely becomes available with viewing invited recommended.

Accessed through a substantial traditional solid wood red door from the delightful front forecourt opening to:

VESTIBULE
Further traditional door with glazed patterned and coloured glass panes and opens to:

ENTRANCE HALL
Radiator, dado and picture rails, superb Georgian feature window to inner hall and door to lounge. Stairs to first floor, traditional tiled floor and glazed door to lobby providing access to kitchen, cellar and dining room.

LOUNGE
13' 1" x 16' 2" (3.99m x 4.93m)
Traditional sash window to front, with stripped pine shutters to side and radiator below. Dado rail, ceiling coving and superb sandstone fireplace with black granite-style hearth housing wood burning stove. Open double doorway to dining room.

DINING ROOM
9' 11" x 13' 11" (3.02m x 4.24m)
Rear sash window with shutters and window seat offering a pleasant outlook over the rear of the kitchen, traditional alcove cupboard, radiator and ceiling coving.

KITCHEN/DINER/FAMILY ROOM
8' 1" x 29' 7" (2.46m x 9.02m)
Fitted with a range of base, wall and drawer units with solid wood block work surface incorporating stainless-steel sink with mixer tap. Integrated Bosch dishwasher, Rangemaster cooker with gas burners, electric hot plate, ovens and grill, matching hood and space for American-style fridge freezer. Tiled flooring, radiator, doors to garden and Vaillant gas boiler for the heating and hot water system. Breakfast bar leads to a seating/utility area with space and plumbing for washing machine and space for dryer.

CELLAR
Three main areas with electric light.

FIRST FLOOR LANDING
Half landing featuring the upper section of a tall traditional Westmoreland window overlooking the side towards Hoad Hill Monument. The main landing has a built-in traditional cupboard with lower hanging rail and shelving, doors bathroom and bedroom and stairs to second floor.

BEDROOM
17' 9" x 14' 9" (5.41m x 4.5m)
Spacious double room to front with two sash windows, one offering a direct view towards the town clock. Built-in pine wardrobes, grey marble fireplace with traditional tiled hearth and feature fire, radiator and ceiling coving.

BATHROOM
10' 1" x 13' 8" (3.07m x 4.17m)
Fitted with a four-piece suite comprising of roll-top bath with mixer tap and shower attachment, spacious glazed walk-in shower with marble-effect panelling and folding seat, circular wash hand basin on washstand with granite-style top and shelving, pillar mixer tap and WC. Rear double-glazed sash window overlooks the garden, radiator, ample cupboards housing two pressurised hot water storage tanks. Tiled walls and floor.

SECOND FLOOR LANDING
Feature Westmoreland window at the half landing offering a beautiful view again to the garden neighbouring properties and Hoad monument. Radiator, doors to two further bedrooms and stairs to third floor.

BEDROOM
13' 11" x 15' 0" (4.24m x 4.57m)
Double room with door to walk-in cupboard, radiators and door to Jack and Jill shower room shared with bedroom. Twin sash windows to front offering a beautiful view over the rooftops.

JACK & JILL
3' 9" x 10' 9" (1.14m x 3.28m)
Fitted with a three-piece suite comprising of glazed door to tiled shower cubicle, wash hand basin with mixer tap set onto vanity unit with cupboard under with mirror and shelf above and WC. Tiling to floor and walls, inset lights to ceiling and chrome ladder style towel radiator. Connecting door to a further bedroom.

BEDROOM
10' 7" x 14' 2" (3.23m x 4.32m)
Further double room to the rear of the property with sash window and window seat offering a lovely aspect down to the rear garden and over neighbouring properties towards Hoad Hill and Monument. Radiator and light.



















THIRD FLOOR LANDING

Top part of the Westmoreland window, some reduced head height to stairwell, radiator, exposed beams and connecting door to a further bedroom.

BEDROOM

10' 5" x 13' 6" (3.18m x 4.11m)

Double room to the top of the house with Velux double glazed roof light, radiator and exposed feature beams.

EXTERIOR

Accessed via a traditional tiled forecourt with rose garden, shrubs and bushes to side. Enclosed rear garden features a slate-shingled patio, slate pathway with raised borders, secluded lawn with central rose bed, mature shrubs and trees, plus vegetable garden with raised beds, herbs and soft fruit bushes and storage shed. To the end of the garden is a sun room with glazed roof, offering a pleasant seating area overlooking the garden and greenhouse-style space and door to garage.

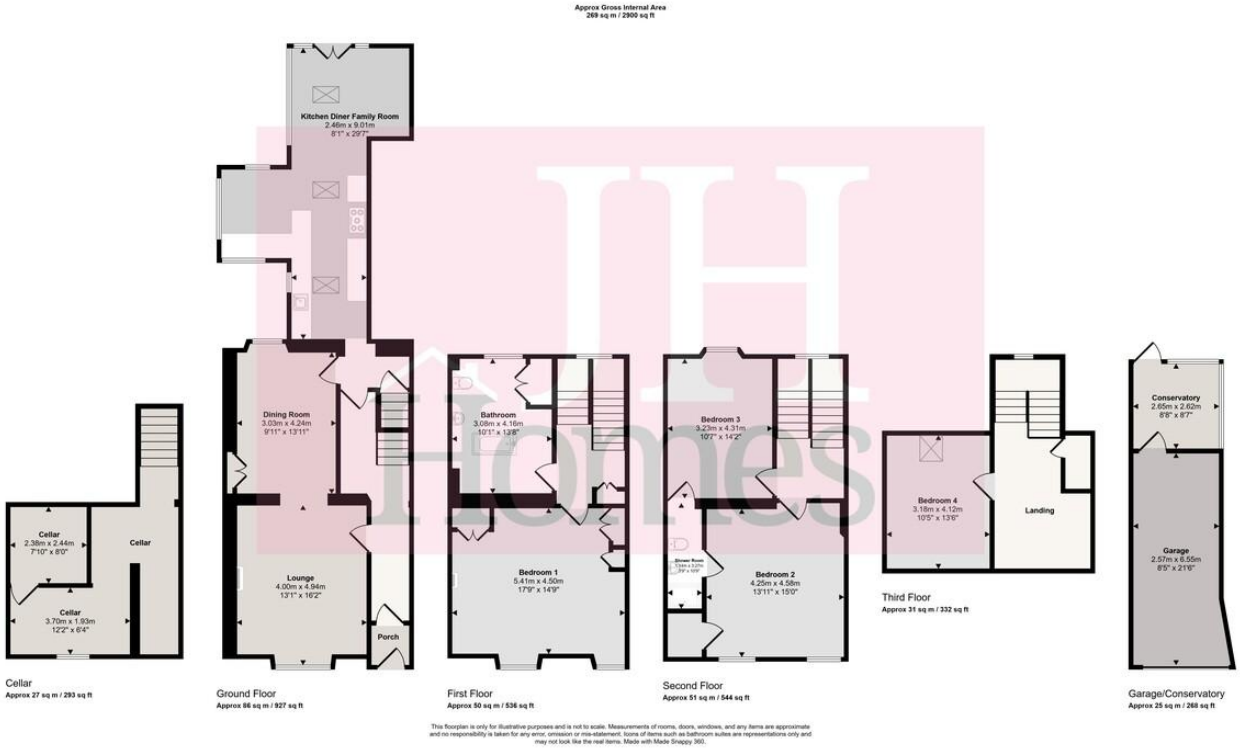
GARAGE

8' 5" x 21' 6" (2.57m x 6.55m)

Electrically operated roller door, electric light and power.

CONSERVATORY

8' 8" x 21' 6" (2.64m x 6.55m)



Call us on
01229 445004

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www.jhhomes.net/properties

GENERAL INFORMATION

TENURE: Freehold
COUNCIL TAX: D
LOCAL AUTHORITY: Westmorland and Furness Council
SERVICES: Mains drainage, gas, electric, water are all connected

DIRECTIONS:

Proceeding on foot from our office, continue through the ginnel to the side of Greggs and follow to the left. Then turn right and walk diagonally across Buxton Place car park, at the bottom entrance you will appear on Fountain Street. Turn right and cross the pedestrian crossing, walk a short distance against the traffic and just before the turning onto Hart Street is a row of traditional terraces with the property being on your left. The property can also be found by using the following ''What3Words''
https://w3w.co/banquets.flames.powering

EPC TO FOLLOW

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.