

TARN CROFT, SNIPE GHYLL, MARTON, ULVERSTON, LA12 0NT

£350,000

FEATURES

- Excellent Modern Family Home
- Excellent Rural Location, Successful Airbnb
- Good Access To Towns & Primary Schools
- Well Presented Interior With Light, Neutral Décor
- Open Plan Kitchen/Diner/Lounge
- Lounge, Study & Stylish Bathroom
- Three Double Bedrooms - Master With En-suite
- Oil CH System & UPVC Double Glazing
- Garage & Workshop Space
- Suited To A Range of Buyers With Viewing Recommend

1 | 1 | 3 | Garage





Set in an attractive rural location amid the beautiful countryside between the villages of Marton and Lindal-in-Furness, this stylish well-presented detached home offers a wonderful blend of comfort, character and versatility. Lovingly enjoyed for many years as a successful Airbnb holiday let, the property presents an exciting opportunity for a variety of purchasers, whether seeking a distinctive family home, peaceful country retreat or an attractive investment opportunity. Arranged over three floors, the thoughtfully configured accommodation offers flexibility to suit modern living. The main entrance level comprises a welcoming hallway, comfortable lounge, study, bathroom and bedroom. The lower ground floor provides a sizeable and inviting open-plan lounge, kitchen and dining area, creating a sociable space for everyday living and entertaining. On the upper floor, two further double bedrooms offer generous accommodation, with one benefiting from an en-suite bathroom. Further benefits include an oil-fired central heating system, uPVC double glazing, pleasant tiered rear garden, with ample seating and dining areas, and detached garage, providing both practicality and outdoor enjoyment. The location is a particular highlight, with beautiful countryside walks to tarns and reservoirs from the doorstep, while the easy accessible towns of Ulverston and Barrow-in-Furness offer a range of shops, amenities and transport connections. Offered for sale with vacant possession and no onward chain, this appealing home combines rural tranquillity with everyday convenience. An excellent opportunity for those seeking a versatile property in a delightful countryside setting, with early viewing strongly recommended.

Accessed by way of a PVC front door with leaded pattern glass pane opening to:

PORCH
Double glazed windows to either side looking up and down the road and provides open access to:

ENTRANCE HALL
Stairs leading to first floor, radiator and coat hooks to wall. Doors to lounge, master bedroom, bathroom, and music room/study.

LOUNGE
22' 8" x 9' 8" (6.93m x 2.97m)
UPVC double glazed windows to front side and rear, PVC double glazed door opening to the path leading to the rear garden, central modern fireplace with granite style hearth and wooden surround with the electric pebble glow fire. Solid wood Parque flooring and two radiators.

STUDY
8' 8" x 4' 9" (2.65m x 1.46m)
Fitted bookcase and unit to one wall concealingly the oil boiler for the central heating and hot water systems.

BATHROOM
6' 4" x 8' 3" (1.94m x 2.52m)
Stylish modern bathroom with stylish four-piece suite comprising of oval feature bath with wall mounted tap with a copper shaded exterior, pedestal wash hand basin with mixer tap set to vanity unit with two drawers underneath, WC with pushbutton flush and shower area with floor drain, fixed rain head shower, flexi spray and curtain rail surround. Tall chrome ladder style towel radiator, slate patterned tiles to the walls and floor, inset lights to ceiling, extractor fan and uPVC double glazed pattern glass window to rear.

BEDROOM
14' 0" x 9' 7" (4.27m x 2.93m)
UPVC double glazed window to front, radiator and cupboard to side concealingly circuit control point.

LOWER GROUND FLOOR LANDING
Open to:

KITCHEN/DINER/LOUNGE
15' 1" x 22' 7" (4.62m x 6.89m) widest points
Tiled floor throughout with breakfast bar divide.

Dining Area
Set of double-glazed sliding patio doors out onto the deck and rear garden beyond. Provision for TV to be wall mounted, radiator and inset lights to ceiling and pendant light fitting over the table area.
Kitchen Area
Fitted with an attractive, modern range of base, wall and drawer units with worktop over incorporating ceramic one and a half bowl sink and drainer with mixer tap, metallic bar handles and attractive tiling to the up stands. Integrated Hotpoint induction hob with cooker hood over, electric double oven and grill, integrated fridge, freezer, dishwasher, recess and plumbing for washing machine and space for dryer. UPVC double glazed window to front overlooking the garden. Door to under-stair storage area and radiator.

FIRST FLOOR LANDING
Access to loft and doors to the two further bedrooms.

BEDROOM
17' 4" x 11' 4" (5.28m x 3.45m)
Spacious double room with uPVC double glazed windows to front and rear with the rear window having an aspect over the surrounding countryside. Radiator and door to ensuite bathroom.

ENSUITE

5' 9" x 5' 7" (1.75m x 1.7m)

Three-piece suite in white comprising of panelled bath with mixer tap and shower attachment with tiled surround, pedestal wash hand basin with mixer tap and WC with push button flush. Fully tiled, gloss tiled flooring, radiator, extractor fan and mirror to the wall.

BEDROOM

17' 5" x 9' 9" (5.31m x 2.98m)

Further double room with uPVC double glazed dormer windows to front and rear with the rear window again giving an aspect over the surrounding countryside and radiator.

EXTERIOR

To the front of the property and the side of the front door is an attractive decked seating area with access over the lane to the side to the garage and rear garden. From the side is a path with steps leading down to the sunken rear garden. The garden space has a decked area with artificial grass shrubs and bushes to the borders and offers a pleasant and sheltered seating area with covered veranda with lights by the patio doors. Outside power supply.

GARAGE

13' 7" x 21' 7" (4.14m x 6.58m) widest points

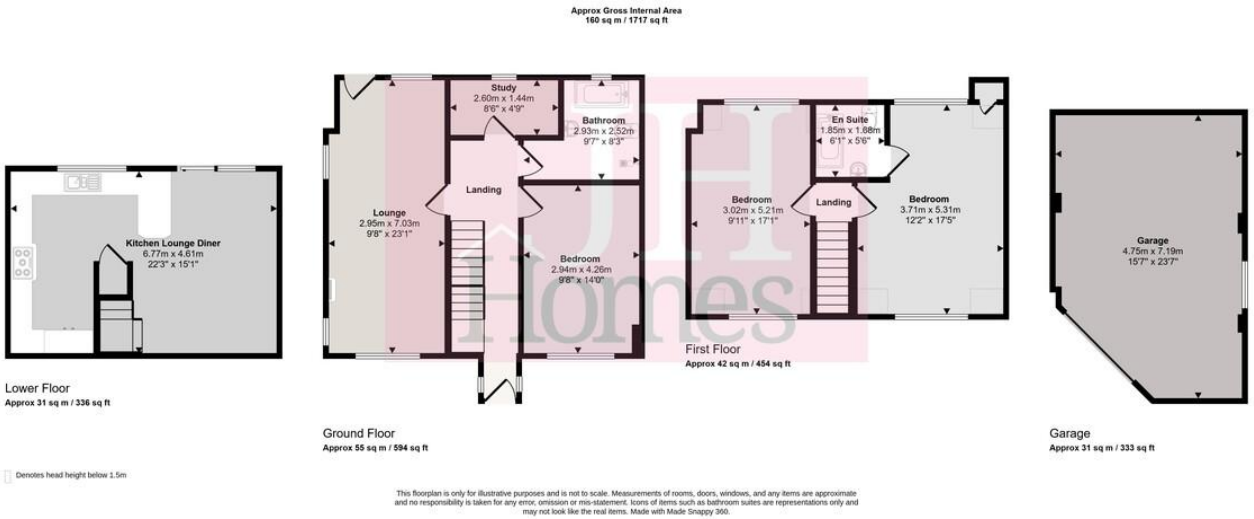
Up and over door, work bench, electric light and power with window to side and inspection pit. Providing excellent storage/parking and we are advised it has also been reroofed.











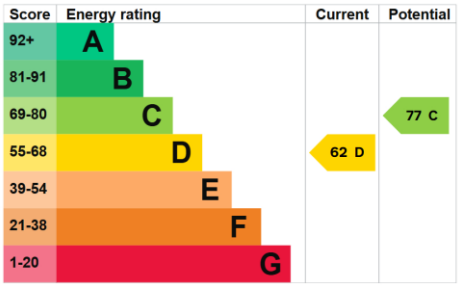
Call us on
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GENERAL INFORMATION

TENURE: Freehold
COUNCIL TAX: Currently ungraded due to being a Holiday Let.
LOCAL AUTHORITY: Westmorland and Furness Council
SERVICES: All electric and water are connected, Heating is by way of oil and we are advised that a new private water/waste treatment plant will be being installed.

DIRECTIONS:

On entering Lindal from Ulverston, turn right at the crossroads towards The Green and follow the road into Pitt Lane and passed Lindal & Marton Primary School on your right hand side, following signs to Marton. Once in Marton, turn first right and proceed up the hill towards Snipe Ghyll and the property is the last in the row on the right hand side. The property can also be found by using the following ''What Three Words''
https://w3w.co/dragging.undertook.sunset



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.