



Blawith, Ulverston LA12 8EQ

Offers In The Region Of £475,000





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3 Bedrooms



1 Bathroom

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- Attractive former rectory property dating back to 1830's
 - Superb scope to upgrade and enhance to create a beautiful family home
 - Generous grounds with parking, garaging and workshop space
 - Set within a quiet rural setting within the Lake District National Park
 - Accessible to Ulverston, A595 and beyond



An attractive former rectory property with a deep rooted history, set in a delightful rural position close to the southern shores of Coniston, within the Lake District National Park. Offering generous living accommodation, and an attached former coach house, the property offers exciting potential.

Hollybank is a characterful Lakeland home situated within the peaceful rural hamlet of Blawith, surrounded by the magnificent scenery of the Lake District National Park. The location enjoys a peaceful setting, approximately one mile from the foot of Coniston Water. The location is well placed for access to the wider South Lakes and beyond. The traditional market town of Ulverston provides an excellent range of everyday amenities, independent shops, cafés, schools and a railway station, while Kendal, being a larger town offering a broader range of shopping and services. The A5092 and A590 give good access to the surrounding areas with Junction 36 of the M6, giving access north and south.



Dating back to the 1830s and understood to have originally formed part of a rectory with associated coach house, Hollybank is a property with a fascinating history and a wealth of character. It now presents an opportunity for a new owner to update and enhance the accommodation to their own taste, offering scope to extend in to the coach house subject to gaining planning consents. The current accommodation is set over approximately 1,392 sq ft with an additional 200 sq ft of garage and workshop space.



To the front of the house, the dining room and lounge each benefit from attractive bay windows overlooking the south-facing garden, allowing excellent natural light into the rooms. The dining room is a particularly characterful space, with a traditional fireplace providing a focal point, whilst the lounge offers generous proportions for relaxed family living.

A separate study at the rear of the property provides a versatile additional reception room, equally well suited to use as a home office, snug or library.



At the heart of the house is the kitchen, currently fitted with a range of traditional pine cabinetry and ample work space. The slate-flagged floor is in keeping with its character and provides excellent features to work with.





Beyond the kitchen is a practical utility room, together with a convenient rear access and access to the former coach house. This space provides valuable garaging, storage and workspace, the building also offers longer-term possibilities. Subject to obtaining necessary planning consents, there may be potential to incorporate the space into the main accommodation or create ancillary accommodation suitable as annex type accommodation.

The first floor is arranged around a central landing and provides three well-proportioned double bedrooms. Large windows make the most of Hollybank's position, with the bedrooms enjoying attractive outlooks across the gardens and countryside beyond. Built-in storage is provided to two of the rooms.

Completing the first-floor accommodation is a generous bathroom, with scope for the incoming purchasers to update and modernise to their own taste.







Outside, Hollybank is approached to the rear from a gated driveway with a parking area. The principal gardens lie to the front of the house and is predominantly laid to lawn with hedging and shrubbery beyond, together with traditional stone boundary walls. Of historic interest are four bee boles incorporated within the rear stone wall. These traditional alcoves were designed to accommodate skeps—the woven baskets used to house bees before the development of modern beehives.

For purchasers seeking a permanent Lakeland home, country retreat or a character property with genuine scope for improvement, Hollybank represents a rare opportunity with considerable potential for its next chapter.



General Remarks

Services : Mains electricity and mains water available and connected. Oil fired central heating system. Drainage is via a private drainage which we understand is compliant with the General Binding Regulations.

Please note : Armitstead Barnett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Parking : Onsite for several vehicles.

Construction Type : Stone under stone flag and slate roof. The property has recently been re-roofed.

Local Authority : Westmorland and Furness Council **Council Tax** : Band F

Restrictive Covenants : We are not aware of any Restrictive Covenants affecting the subject property.

Conservation Area : The property is located within the Lake District National Park.

Listed Building : None

Broadband : Available and connected.

Flooding : According to the Environment Agency website the property sits in Flood Zone 1.

Footpaths, bridleways : We are not aware of any footpaths or bridleways affecting the property.

Unimplemented planning consents affecting the property : None so far as we are aware.

Easements, Wayleaves and Rights of Way : The property is sold subject to and with the benefit of all rights of way whether public, private, light support, drainage, water, electricity and other rights and obligations, easements and quasi-agreements and restrictive covenants and all existing proposed wayleaves for masts, pylons, stays, cables, drains, water, gas and other pipelines whether referred to in these particulars and stipulations or not.

What3Words : [///breathing.grower.uses](#)

Title & Tenure : Freehold with vacant possession upon completion.

Viewings : Viewings are strictly by appointment with the sole selling agents. For the attention of Emma Hodgkinson BSc (Hons) MRICS FIAV MNAEA tel: 01539 751 993 . Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed. Please note that CCTV and or recording devices may be in operation at the property during viewings

Use of AI : Armitstead Barnett LLP may use artificial intelligence tools to assist in the delivery of its services. Such tools are used only to support the work of our surveyors and do not replace professional judgement.

Money Laundering Regulations Compliance : Please bear in mind, that Armitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral , which leads to mortgage adviser earning commission from them, for recommending you to them.

Method of Sale : The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers.

AML checks : Buyers who have had an offer accepted in principle, will need to complete an Anti-Money Laundering (AML) and Identity Verification check, this is a legal requirement. We use a specialist third party to conduct these checks. Individuals purchasing a property have checks conducted directly by Coadjute and a non-refundable fee of £45.00 plus VAT per purchaser will be payable. This fee cannot be refunded even if the property purchase does not go ahead. We will be notified once the checks have been completed, if successful the Memorandum of Sale will then be sent to solicitors.

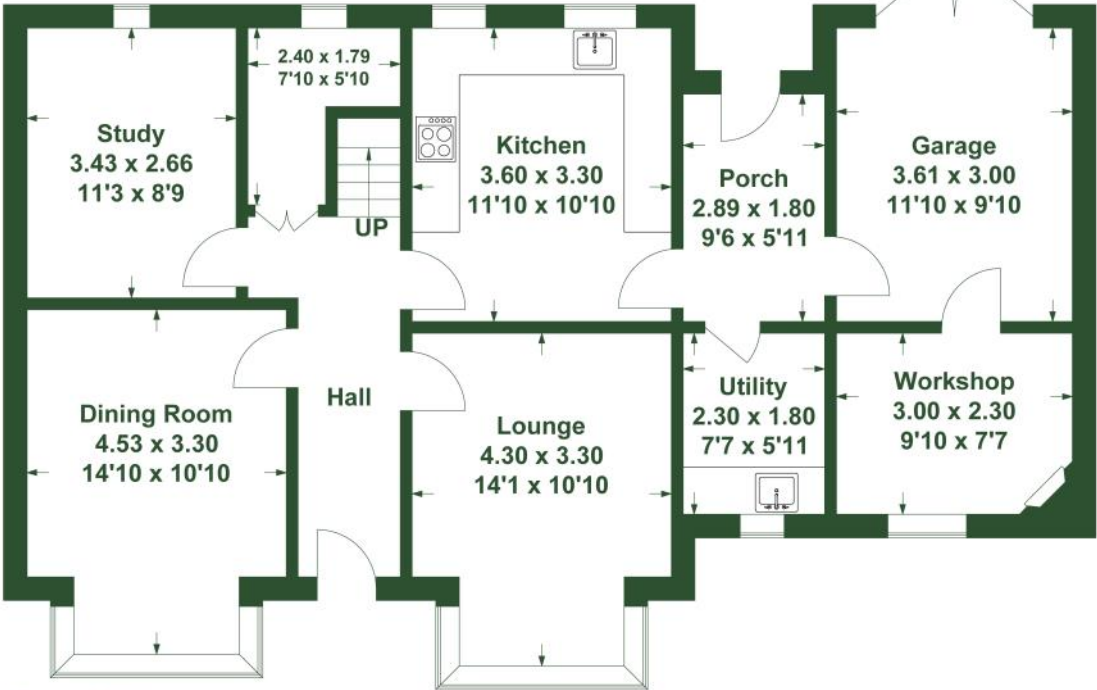
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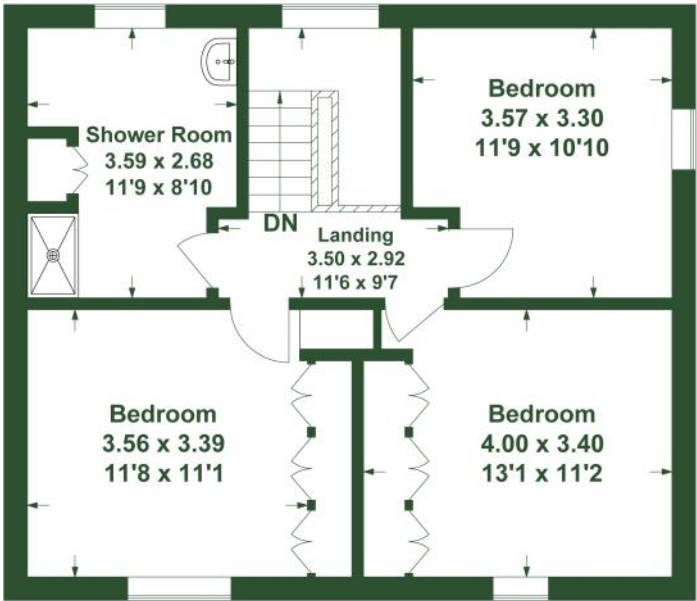
Approximate Gross Internal Area : 129.31 sq m / 1392 sq ft
Garage/Workshop : 18.54 sq m / 200 sq ft
Total : 147.85 sq m / 1592 sq ft



This floorplan is for illustrative purposes only, it is not drawn to scale.
Any measurements/ floor areas (including any total floor area)
and orientation are approximate.
Produced by Lens-Media



Ground Floor



First Floor

Amittstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that:

01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating, plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Amittstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Amittstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		





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