

Guide Price £1,395,000



Armitstead
Barnett

Coast Road, Roosebeck, Ulverston, Cumbria LA12 0RG







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- Stunning barn conversion filled with character and charm.
- Excellent lifestyle and equestrian property with garaging, workshop, agricultural building and stables.
- Set in a coastal position together with 13.88 acres (5.6 hectares) or thereabouts.
- Within easy reach of the market town of Ulverston and the Lake District beyond, with excellent connectivity to rail links.







Set against a beautiful coastal backdrop, this superb property is a delightful equestrian smallholding, with the perfect blend of character, comfort and practicality. This impressive five-bedroom barn conversion set amongst 13.88 acres (5.6 hectares) of land offers plenty of space for both residential, equestrian and agricultural use. With extensive living accommodation internally, together with beautiful gardens and grounds, garaging, workshop, agricultural building and stabling, this is a rare find as a lifestyle opportunity. The coastal setting offers potential income generation which has been enjoyed by the current owners through the letting of shepherds huts.

Located just outside Ulverston, Mount Pleasant Farm enjoys a serene and picturesque position on the edge of the Morecambe Bay coastline. The location provides a mix of country life with easy access to local amenities. Ulverston is a vibrant market town, with an excellent community and transport links with railway station a short drive away. The immediate amenities include shops, restaurants, schools and services, which is more than sufficient for everyday living. For outdoor enthusiasts, the coastal position offers some excellent walks from your doorstep, and the Lake District is only a short drive from the property, providing the best of both worlds.



The main home is an impressive stone-built barn conversion, which has been tastefully modernised whilst retaining its charm. With just over 4,900 sq ft of internal accommodation, the layout is both versatile and generous, offering flexible family living with a choice of reception rooms, a farmhouse kitchen dining space and five bedrooms, including a principal suite. Additional accommodation is available to the lower ground floor by way of a garden and games room with a superb loft space to the second floor. The accommodation is connected throughout with a stunning gallery landing and oak staircase, which is a true feature of this home.

The property is set back from the main road, with a driveway leading to the property, which passes alongside the land. On arrival, you are met by the stunning appearance of the barn, which immediately impresses.

The property is entered by an striking central hallway which leads into a choice of well-proportioned reception rooms, offering the perfect balance of charm and space, well suited to family life and country living. The ground floor accommodation includes a spacious lounge with exposed beams and character features, a bright and airy garden room which overlooks the beautiful views of the surrounding grounds. The heart of the home is the kitchen dining space, which is a sociable and practical area for entertaining or everyday living. A beautiful dining area with a feature range fireplace is a key focus of the accommodation, with a useful utility room, pantry and ground floor WC facilities to complete the offering.





Upstairs, the accommodation continues to impress with five generous bedrooms, including a stunning principal bedroom with ensuite bathroom furnished with a WC, bidet, shower cubicle, wash hand basin and free-standing bath. The bedroom accommodation provides excellent flexibility for a growing family, guests or extra space for those looking to work from home. The remaining bedrooms share the house bathroom, which also has a four-piece suite with WC, wash hand basin, freestanding bath and separate shower cubicle.



The staircase continues to the second floor which provides an accessible loft space, providing that all important storage area. The lower ground floor is a great entertaining space, which is currently utilised as a games room and garden room, with its own access to the outside.



The setting of the house is superb, with glorious views from various aspects across Morecambe Bay. The house is positioned to benefit from lots of natural light and enjoys spectacular sunsets all year round. The immediate gardens and grounds offer mature landscaped gardens with an expanse of lawn, rockeries and established planting. The gardens connects around the property to the side and rear, leading to the garage and workshop buildings. At the front of the property is a large driveway providing parking for several vehicles.



Perfect for those with equestrian, small holding or agricultural interests, the holding includes a range of well-maintained outbuildings, including substantial stone garage and workshop spaces, together with adjoining storage, which is ideal for those with hobbies or looking for some extra work space close to the property. Beyond, there is a substantial agricultural building, together with stabling and tack room facilities. The land extends to 13.88 acres (5.6 hectares) and surrounds the house and approach to the property. Alongside the lane there is a field enclosure extending to 0.51 acres, which has a redundant building to one corner. Thereafter, the land is arranged in a ring fence around the property and provides pasture and meadow ground well suited to grazing or equestrian purposes. The land is well fenced and has water available.



For those looking for additional income potential, the current owners have two shepherds huts which are ideal as holiday lets or guest accommodation. With coastal tourism being a draw, this is a popular location, offering an exciting income opportunity for the next owner. Please note the shepherds huts are available by separate negotiation.

Combining character, land and lifestyle potential whilst benefitting from excellent accessibility and connectivity, this offering is truly unique.







General Remarks

Services: Main electricity, mains gas, mains water available and connected. Drainage is via a private septic tank arrangement. We believe that the drainage arrangement complies 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.

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of [Emma Hodkinson BSc \(Hons\) MRICS FAAV MNAEA tel: 01539 751 993](#).

Broadband: Available and connected

Construction Type: Stone under slate roof converted barn.

Listed Building: The property is not listed.

Conservation Area: We are not aware that the property is in a designated conservation area.

Flooding: According to the Environment Agency's website the property sits in flood zone one, being an area with low probability of flooding.

Unimplemented Planning Consents: None known.

Title & Tenure: The property is offered for sale Freehold with Vacant Possession upon completion

Local Authority: Westmorland and Furness Council

Council Tax: Band E

Additions: Please note the Shepherds huts are not included in the sale but available by separate negotiation.

Parking: On site for several vehicles, driveway and garaging.

Access, Easements & Wayleaves: Please note, the water supply is located on the grass verge off Coast Road. We are aware that there is a right of way for a third party to access the adjoining land which shares the driveway. There is also a public footpath which crosses the subject property.

Restrictive Covenants : None so far as we are aware.

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.

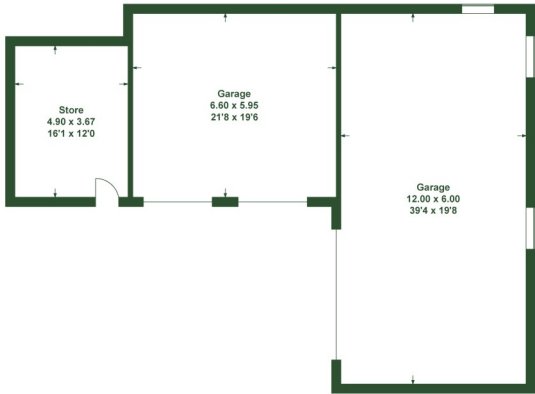
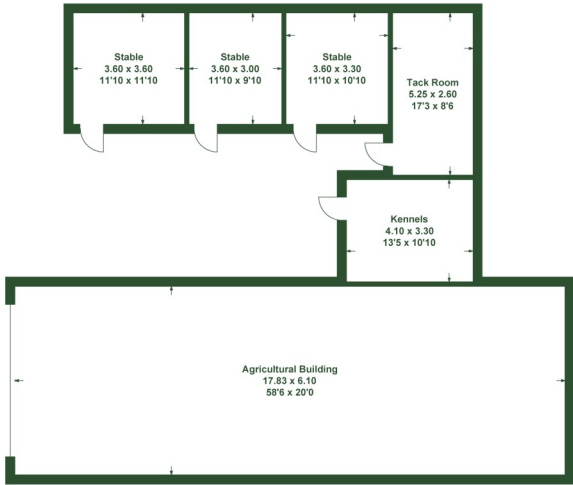
Mortgage Referrals We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive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

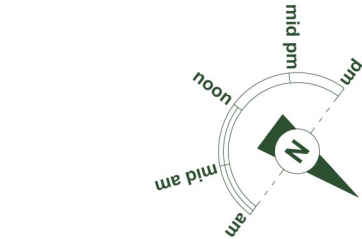
SUBJECT TO CONTRACT. Photos taken May 2025

What3words: [///loyal.blackmail.confined](#)

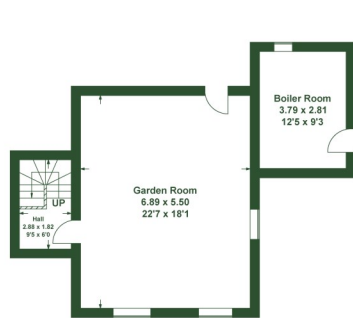
Approximate Gross Internal Area : 456.11 sq m / 4910 sq ft
Outbuildings : 305.06 sq m / 3284 sq ft
Total : 761.17 sq m / 8194 sq ft



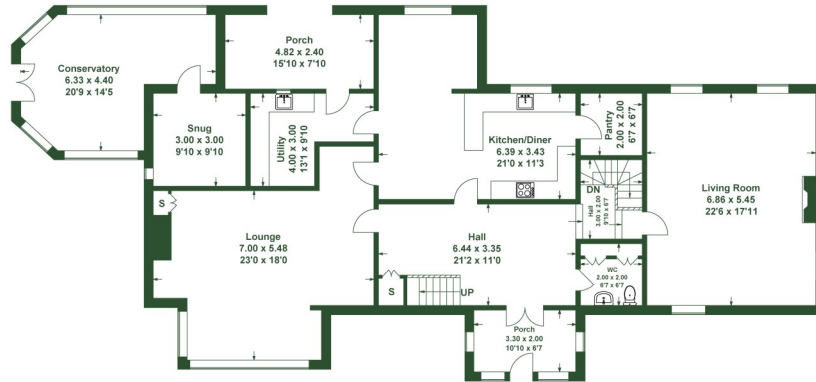
Outbuildings



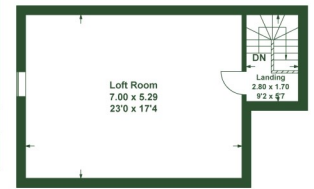
Lower Ground Floor



Ground Floor



First Floor



Loft

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.
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Armitstead 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 to 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 Armitstead 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 Armitstead 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		81 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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