



Great Urswick

£210,000

Mardale, Great Urswick, Nr Ulverston, Cumbria, LA12 0SX

This charming, attractively presented, End Terrace Cottage is arranged over 3 floors, in a pretty, rural, yet convenient village with some wonderful views over the Village Tarn. Ideal for a young couple, small family or those seeking a 'lock up and leave'.

Comprising Living/Dining Room, Kitchen, 2 Double Bedrooms and Bathroom. Forecourt 'Garden' and Rear Seating area - viewing is recommended.

Quick Overview

End Terrace Cottage - 2 Double Bedrooms
 1 Reception - 1 Bathroom
 Lovely village location
 Delightful views towards the Tarn and countryside beyond
 Public House close-by
 Approxly 10 minutes from the Market Town of Ulverston
 Pretty front Forecourt Garden
 Charming and rustic features
 On street Parking
 Superfast Broadband available*



2



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1



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Superfast
Broadband



On street Parking

Property Reference: G2964



Living/Dining Room



Living/Dining Room



Living/Dining Room



Kitchen

Description Mardale Cottage is a sweet, charming, pretty, well presented End Terraced Cottage - with simply wonderful views over Urswick Tarn and to Birkrigg Common beyond. The vendors presentation subtly enhances some charming and original features and has added to the cosy feeling of this relaxing, inviting, and light home.

Passing through the pedestrian gate from the road the first thing to notice is the very pretty front forecourt Garden - currently with beautiful, well tended, colourful pot plants which not only creates a very welcoming first impression but also makes super use of this bijou but delightful, raised, forecourt sitting area.

The front door opens into the Living/Dining Room. A generously proportioned room with dual aspect. Lovely views, between trees to Urswick Tarn and the common beyond with stained glass side window. The front window has a wooden window seat which is a lovely spot to perch and enjoy the view. Cottage style plaster walls, cosy, recessed Morso multi-fuel stove and lovely, bespoke recessed shelving painted in a soft green, making the most of a previous window. The Kitchen is perfectly formed with rear window and stable door. Furnished with a range of cream shaker wall and base cabinets with wood effect work surface. Stainless steel sink, built in electric oven and gas hob. Space for under-counter fridge and plumbing for washing machine.

The stairs lead up to the First Floor Landing where, wonderful, original, pine stripped doors lead to Bedroom 1 and the Bathroom. Bedroom 1 is a well proportioned Double Bedroom with lovely stripped floorboards and recessed mirror fronted wardrobes which also houses the gas central heating boiler. The front window provides the most wonderful views over the village tarn to Birkrigg Common beyond - a real treat to wake up to every morning! The Bathroom has a white suite comprising bath with shower over, pedestal wash hand basin and WC.

From the First Floor Landing stairs lead up to Bedroom 2 which is light and bright with 2 'Velux' roof windows (replaced July 2024) with charming exposed stone wall and lots of useful eaves storage.

Along with the lovely front Forecourt, to the rear is a wedge shaped gravelled area with enough space for a bistro table and chairs and small storage box if required.

Note: To the rear there is pedestrian and vehicular access over the access lane for neighbouring properties.

Location Great Urswick is a charming village - one within a cluster of delightful Furness Villages. It enjoys a real 'villagey' community feel along with excellent access to the A590 for commuters to Barrow in Furness, perhaps BAE, Ulverston and little further to the base of Lake Windermere. Great Urswick has a picturesque central tarn with fishing and launching for rowing boats and boasts Primary School, Church, Village Hall and Pub/Restaurant. For a wider range of amenities, the lovely

Market Town of Ulverston and Barrow in Furness are approximately 10 minutes by car.

To reach the property from Ulverston, proceed through Swarthmoor in the direction of Barrow in Furness. Take the first left (Carley Lane) after the roundabout sign posted Great Urswick. Dropping down into the village, Mardale Cottage is the end cottage on the row raised above and set back from the road on the right hand side with the tarn on your left.

What3words.

<https://what3words.com/diggers.broached.backdrop>

Accommodation (with approximate measurements)

Living/Dining Room 22' 5" max x 11' 6" max (6.83m max x 3.51m max)

Kitchen 11' 4" x 7' 5" (3.45m x 2.26m)

Bedroom 1 12' 0" x 8' 11" (3.66m x 2.72m)

Bathroom

Bedroom 2 13' 9" x 11' 10" (4.19m x 3.61m) with limited head height

Services: Mains gas, electric, water and drainage. Gas central heating to radiators.

Tenure: Freehold. Vacant possession upon completion.

*Checked on <https://checker.ofcom.org.uk/> 19.7.24 not verified

Council Tax: Band C. Westmorland and Furness Council.

Viewings: Strictly by appointment with Hackney & Leigh Grange Office.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

Rental Potential: If you were to purchase this property for residential lettings we estimate it has the potential to achieve £775 – £825 per calendar month. For further information and our terms and conditions please contact our Grange Office.

Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom 1



Bedroom 2



Bathroom



View to Urswick Tarn

Mardale, Great Urswick, Ulverston, LA12

Approximate Area = 842 sq ft / 78.2 sq m

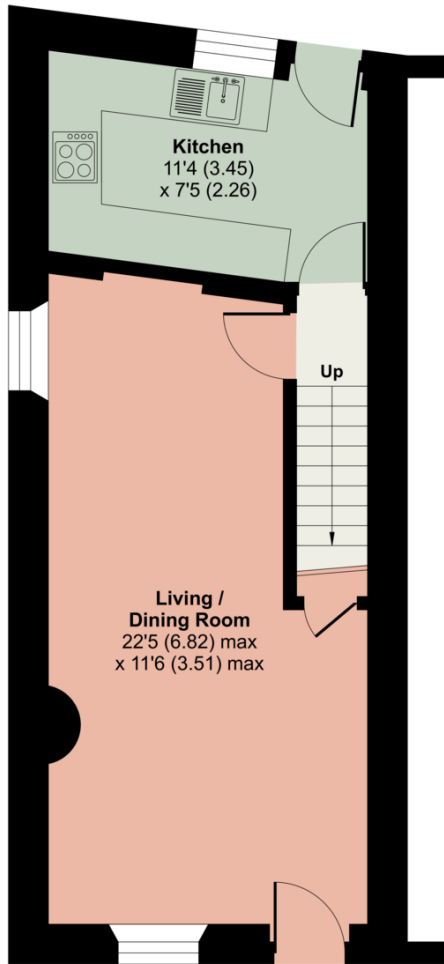
Limited Use Area(s) = 92 sq ft / 8.5 sq m

Total = 934 sq ft / 86.7 sq m

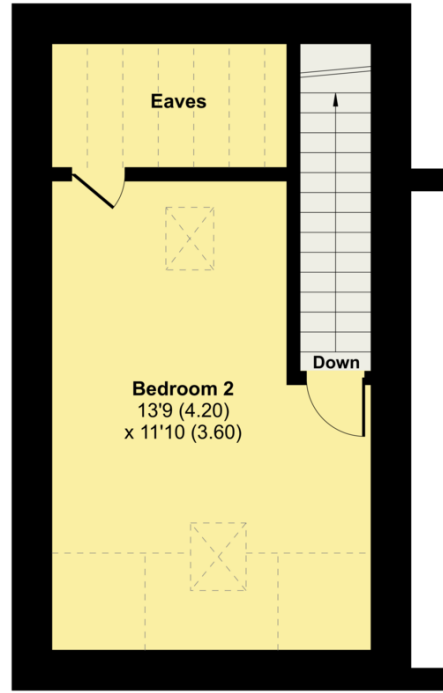
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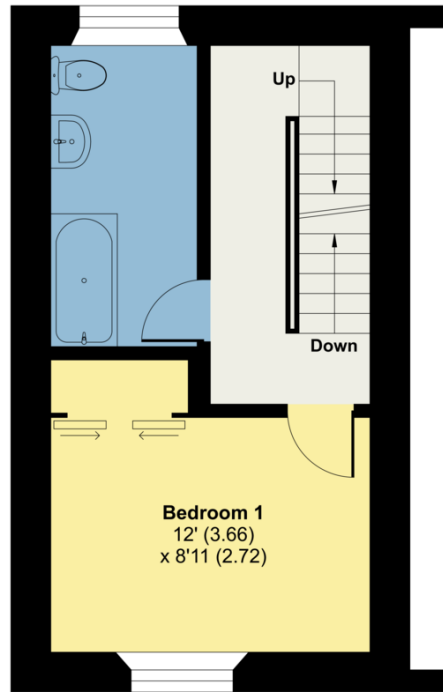
Denotes restricted head height



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Hackney & Leigh. REF: 1162587

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