



Finsthwaite

£475,000

Bullace Cottage, Plum Green, Finsthwaite, Nr Ulverston, Cumbria, LA12 8BJ

What a lovely prospect! Your very own piece of the Lake District. This charming, unique, beautifully presented and quirky property has a date stone of 1698! Bullace Cottage is situated in an intimate 'courtyard' within a tranquil setting and the interior may almost be secondary but luckily the interior is just as super and very interesting too! In addition to all this, there is exciting potential (planning permission granted) to convert the loft room. A luxurious 4th Bedroom perhaps? Impressive Lounge maybe? Whatever you choose the views will be incredible! The rear of Bullace Cottage is pure, unspoiled typical Lakeland countryside with the odd sheep passing by. Currently a very special second home but just as super as a permanent home. Viewing strongly recommended.

Quick Overview

- Charming, tucked away village location
- Within the Lake District National Park
- Charming country views to the rear
- Stunning walks from the doorstep
- Easy access to the Inner Lakes
- Planning to convert the loft
- Manageable outdoor space
- Parking on the driveway
- No upper chain
- Ultrafast Broadband



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Ultrafast
Broadband



Parking on the
Driveway

Property Reference: G3129



Kitchen area



Open plan living/dining/kitchen



Landing



Kitchen area

The double doors open into the Open Plan Kitchen/Dining/Living Room - this really is the heart of the home. A lovely space for families to gather and relax together or for entertaining. The Kitchen is furnished with a range of shaker style cream wall and base cabinets with inset white sink, integrated dishwasher and built-in electric oven and ceramic hob. Superb, free-standing oak central island for storage and dining (available by separate negotiation). The cosy Living Area has a side window and storage cupboard. Slate hearth with multi-fuel wood-burning stove; recessed ceiling spot lights, exposed ceiling beams and slate tiled floor.

Wooden steps lead to the 'Landing' with side window and enough room for a small Study area if required. Bedrooms 2 and 3 are both well proportioned double rooms. Bedroom 2 has a large front window and feature slit window. From the Landing further wooden stairs lead to the next Landing with Bathroom and Bedroom 1. The Bathroom is spacious with a white suite comprising Jacuzzi bath, shower enclosure, wash hand basin and WC. Recessed ceiling spot lights and clean, simple white subway tiling. Bedroom 1 is a wonderful room - suited as a Lounge too if 2 bedrooms are enough! Dual aspect and cosy recessed wood burning stove on a slate hearth. Beautiful, tranquil country views through the French doors to the slate Sitting Area with steps down to the Patio Area - ideal for that morning 'brew'! The Loft Room is very exciting and full of possibilities. Very spacious over two levels with two roof windows. With planning permission passed for dormer roof extension with Juliette balcony the views will be sublime - just a choice of what to make the room?? Living space?? Luxurious Master Suite???? The choice is yours!!

Externally with access from the side or Bedroom 1 is a pretty, sunny, low maintenance, sunken patio and established flower bed area - a wonderful spot to enjoy the peace, quiet and your surroundings. There are also 2 very useful Outdoor Stores the larger one with plumbing for a washing machine and freezer. Parking is provided on the Driveway in front of the small Outhouses.

Location Finsthwaite is a charming, pretty and sleepy village only a few minutes drive from the shores of Windermere and from the A590 at Newby Bridge, yet convenient for the attractions of the National Park and accessible for commuters and for the local towns and villages. Finsthwaite is also now part of the West Windermere Way, which means you can easily reach Lakeside and The Swan by foot or bike off road.

To reach the property leave the A590 at Newby Bridge (signed for Hawkshead and Lakeside), go over the bridge to the Swan Hotel and follow the road through Lakeside and turn left at the Bobbin Mill junction and follow the road for approx ¼ of a mile coming into Finsthwaite with the cottage on your right in the centre of the village. The property is reached via the gravelled Courtyard with a pretty public footpath running alongside the property up to High Dam which is a lovely quiet spot for open water swimming and paddle boarding?

What3Words: <https://what3words.com/nursery.roadshow.troubled>

Accommodation (with approximate measurements)

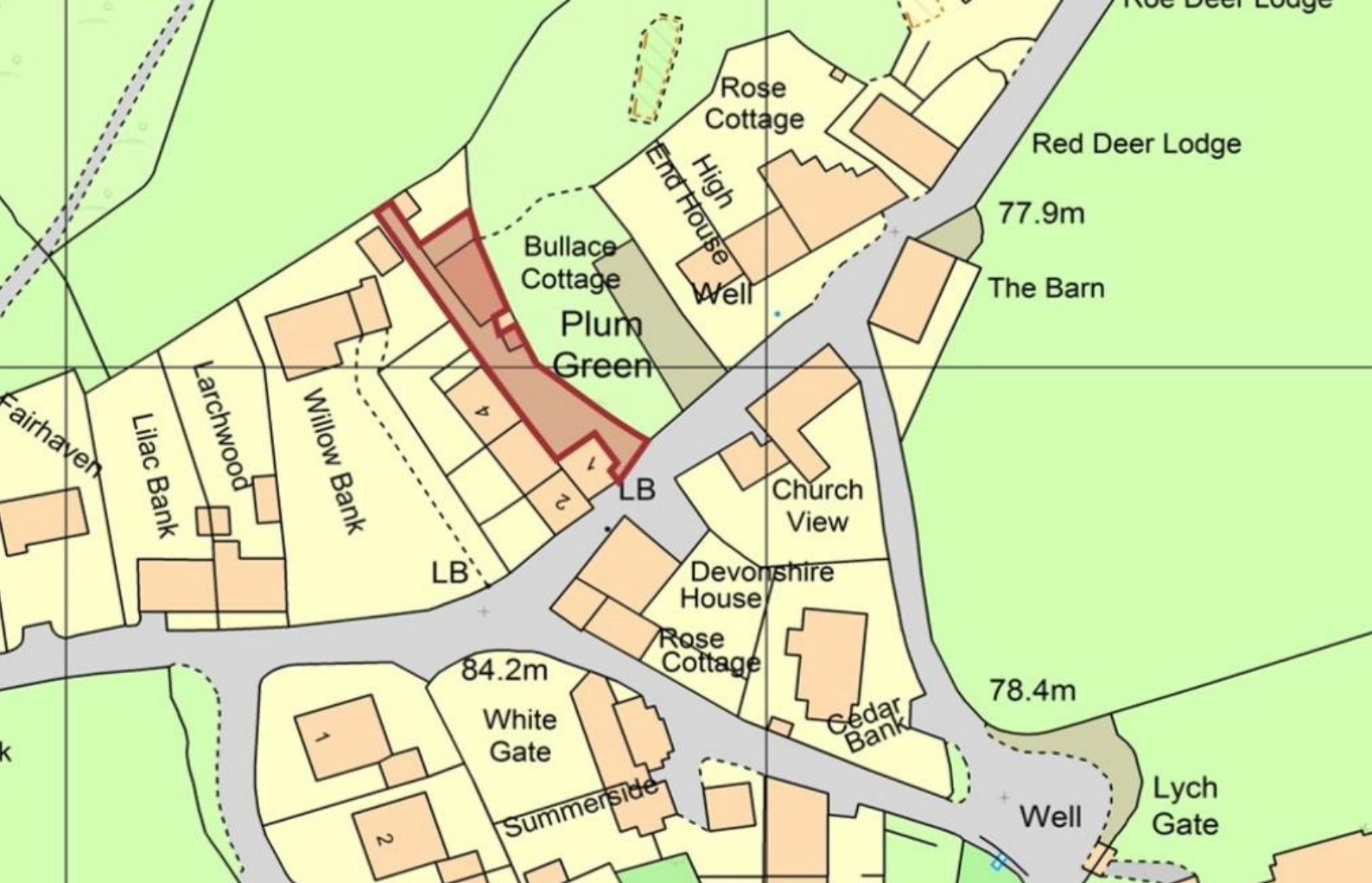
Open-Plan Kitchen/Living Room 19' 11" max x 14' 7" max (6.07m max x 4.44m max)

Bedroom 2 13' 3" max x 9' 10" max (4.04m max x 3m max)

Bedroom 3 11' 7" max x 9' 6" max (3.53m max x 2.9m max)

Bathroom

Bedroom 1 14' 2" max x 12' 2" max (4.32m max x 3.71m max)



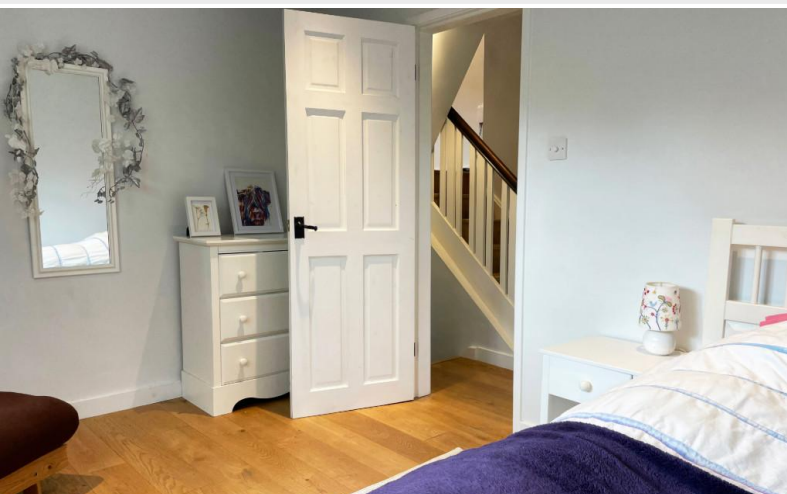
Ordnance Survey 1109250



Living area



Bedroom 2



Bedroom 3



Living area



Bedroom 1

Loft Room 22' 4" max x 13' 3" max (6.81m max x 4.04m max) plus Mezzanine Area (some limited head height)

Store 1 13' 7" max x 13' 3" max (4.14m max x 4.04m max)

Store 2 4' 11" x 3' 10" (1.5m x 1.17m)

Planning Permission: Planning permission has been passed for a Loft conversion with dormer extension and Juliette balcony and integrated solar panels. Planning Reference No: 7/2024/5520 which expires on the 16/09/2027.

<https://planning.agileapplications.co.uk/ldnpa/search-applications/results?criteria=%7B%22query%22:%227%2F2024%2F5520%22%7D&page=1>

Services: Mains water and electric. Electric heating. (Heatrasadia system located in Loft)

Sewage Treatment Plant compliant with the new binding rules shared with six properties and costs shared equally.

Planning permission has been passed for the installation of solar panels.

Tenure: Freehold. Vacant possession upon completion. No upper chain.

Council Tax: Band D. Westmorland and Furness Council.

Notes: There is a Store Room on the Ground Floor which is owned by a neighbour.

The driveways is owned by Bullace Cottage and the neighbours have a right of access.

Material Information: There is a pubic footpath which goes through the driveway.

The property can only be used as a Private Dwelling House or Second Home.

The Patio Area belongs to Bullace Cottage, the grassed area and stone store to the rear belongs to a neighbour. Please see the ordnance survey plan.

Parking is on the driveway but access does have to be considered for neighbouring properties.

Viewings: Strictly by appointment with Hackney & Leigh.

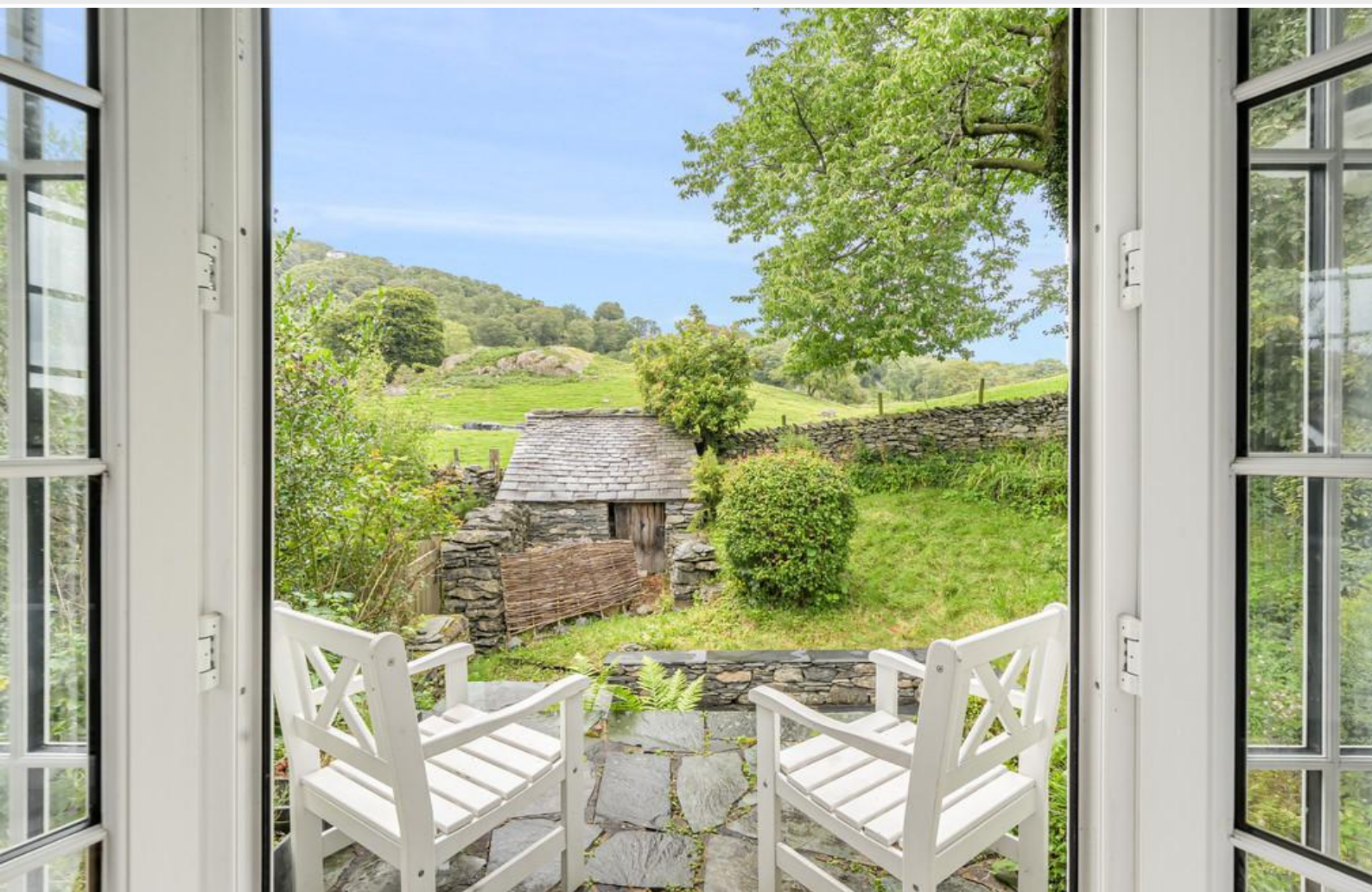
Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

Rental Potential: If you were to purchase this property for residential lettings we estimate it has the potential to achieve between £900 – £1000 per calendar month. For further information and our terms and conditions please contact the Office.

Anti-Money Laundering Checks (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



Views to open countryside



Visualisation of Room



Patio Area

Request a Viewing Online or Call 015395 32301

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
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Denotes restricted
head height

Finsthwaite, Ulverston, LA12

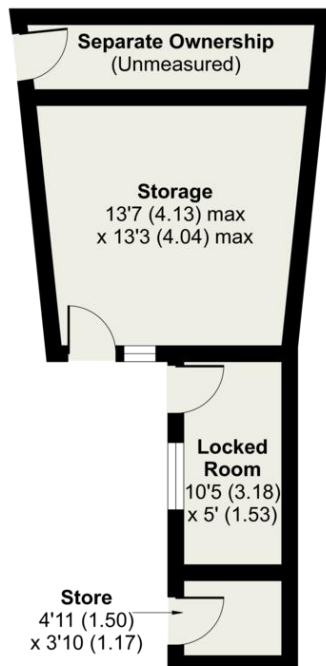
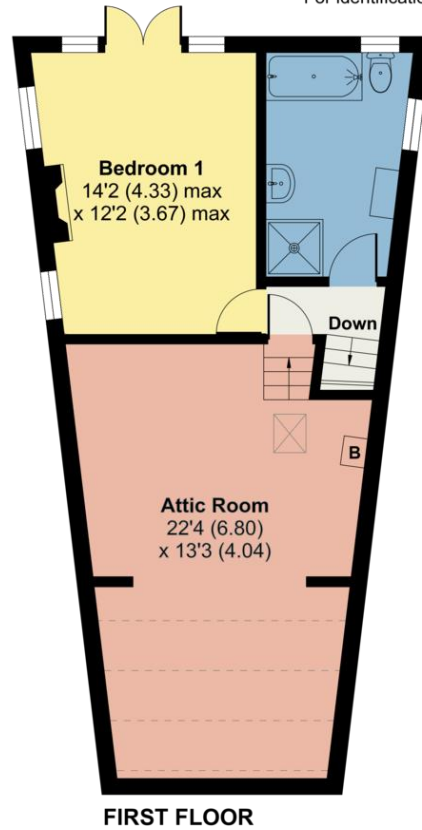
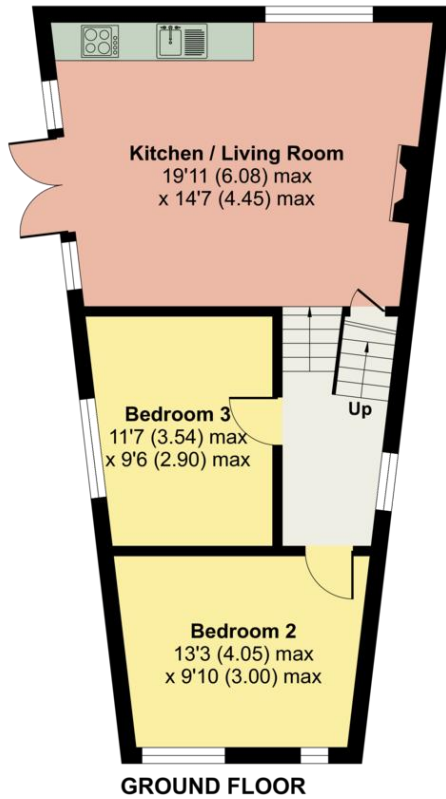
Approximate Area = 1009 sq ft / 93.7 sq m

Limited Use Area(s) = 125 sq ft / 11.6 sq m

Outbuilding = 226 sq ft / 20.9 sq m

Total = 1360 sq ft / 126.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.
Produced for Hackney & Leigh. REF: 1334158

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Request a Viewing Online or Call 015395 32301