



Newby Bridge

£280,000

8 Railway Cottages, Newby Bridge, Nr Ulverston, Cumbria, LA12 8AW

This chain free, charming, Mid Terraced, excellently situated 2 Bedroom Cottage is just lovely. Well presented with double glazing throughout, just ready for the new owners to unlock the door and place their own pieces of furniture inside - although, current furniture may be available by separate negotiation.

Ideal for couples or smaller families or those looking for an investment or enviable get-away from it all weekend retreat with easy access to the motorway and inner Lake District. A holiday let perhaps? This lovely, cosy and homely property has a charming Garden with the Lakeside and Haverthwaite Steam Railway Line running along the bottom - almost within touching distance - a really unique and charming piece of this lovely jigsaw.

One of 12 Cottages on this pretty row with the superb Swan Hotel with restaurant and leisure facilities within a stones throw. Internal inspection strongly recommended.

Quick Overview

Within the Lake District National Park

Very convenient location

One of 12, tucked away cottages

Hotel with restaurant, bar and leisure facilities
close-by

Neatly presented throughout

Garden Shed

Pretty Garden

Parking space and Visitor Parking

No upper chain

Superfast Broadband



2



1



1



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Superfast
Broadband



Parking Space
plus Visitor

Property Reference: G3144



Utility Room



Dining Kitchen



Dining Kitchen



Living Room

The Entrance Porch is light and bright with cupboard currently housing the tumble drier. This is an excellent space for wet coats, muddy boots or dirty dogs to dry off! Door in to the Utility Room. A very useful room and freeing up lots of space in the Kitchen, with fridge freezer, slimline dishwasher and washing machine. The Dining Kitchen is spacious with ample space for a dining table and internal window to the Porch. Fire place recess and wooden/ceramic flooring. The Kitchen is furnished with a range of white wall and base cabinets with stainless steel sink, electric oven and ceramic hob. Large under-stairs cupboard. Door to the 'Inner Lobby' with stairs to the First Floor and Living Room. This cosy and light room has a window overlooking the pretty Garden with the odd steam train passing by just beyond - a real treat! Two recessed cupboards and delightful wood burning stove.

From the Inner Lobby the stairs lead to the First Floor. Bedroom 1 is a well proportioned double Bedroom with charming outlook over the garden, railway line and countryside beyond. Bedroom 2 is a large single Bedroom with rear aspect (currently with 3/4 bed but ideal for bunk beds perhaps). The Bathroom has a 3 piece white suite of WC, pedestal wash hand basin and bath with shower over.

Outside is a small 'Yard' with boiler cupboard and oil tank. The Garden is to the front aspect and is pretty with raised 'cobbled' Patio and lower gravel area. A real gem, pretty and sunny with some well established plants and shrubs and the unique charm of the steam trains chugging along at the bottom of the Garden - wonderful! There is a useful timber storage Shed, designated private Parking space and Visitor Parking.

Location Situated in a quiet location close to the Swan Hotel at the foot of Lake Windermere. This Cottage is one of a small terraced row of similar properties. The attractions of the inner Lake District are a short car ride away and the historic market town of Ulverston with Railway Station and range of amenities is approximately 10 minutes by car. Convenient for the A590 but just far enough away to not be bothered by it, yet close enough to be very handy for the commuters!

To reach the property follow the A590 heading to Newby Bridge, upon reaching the roundabout take the first exit and then the first right signposted Lakeside. Proceed past The Swan Hotel, over the railway bridge and turn immediately right onto the shared driveway. The Cottages can be found immediately on the right hand side.

What3words: cable.rekindle.washing

Accommodation (with approximate measurements)

Entrance Porch 5' 9" x 5' 2" (1.75m x 1.57m)

Utility Room 5' 11" x 5' 9" (1.8m x 1.75m)

Dining Kitchen 11' 10" x 11' 1" (3.61m x 3.38m)

Living Room 11' 10" x 10' 0" (3.61m x 3.05m)

First Floor

Bedroom 1 11' 9" x 10' 0" (3.58m x 3.05m)

Bedroom 2 11' 1" x 5' 6" (3.38m x 1.68m)

Bathroom

Boiler Cupboard 4' 9" x 2' 10" (1.45m x 0.86m)

Storage Shed 7' 7" x 6' 0" (2.33m x 1.84m)

Services: Mains water and electricity. Communal sewerage treatment plant drainage. Oil fired central heating to radiators and uPVC and timber double glazing.

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

Council Tax: Band B. Westmorland and Furness Council.

Management Charges/Notes: Each cottage vendor owns a 1/12 share in the Management Company Railway Cottages Limited. An annual Service Charge 2024/2025 of £1,118.86 is for maintenance and insurance of the communal land and environmental insurance.

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 £800 - £825 per calendar month. For further information and our terms and conditions please contact the 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).

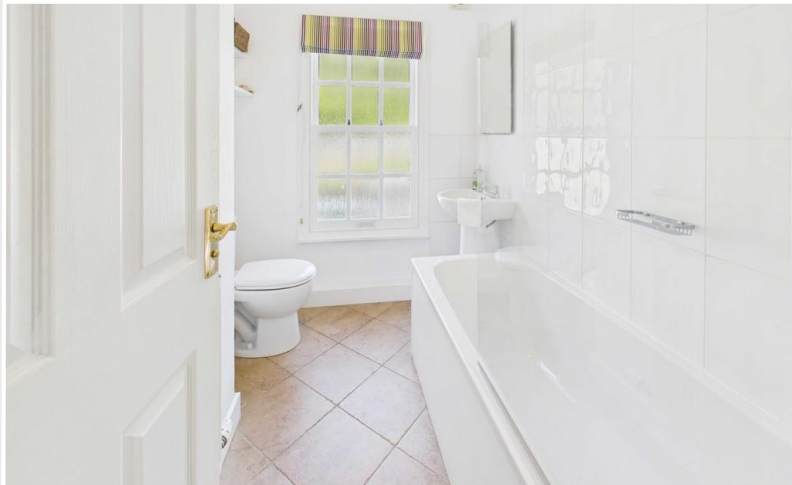
Disclaimer: All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 19.9.25.



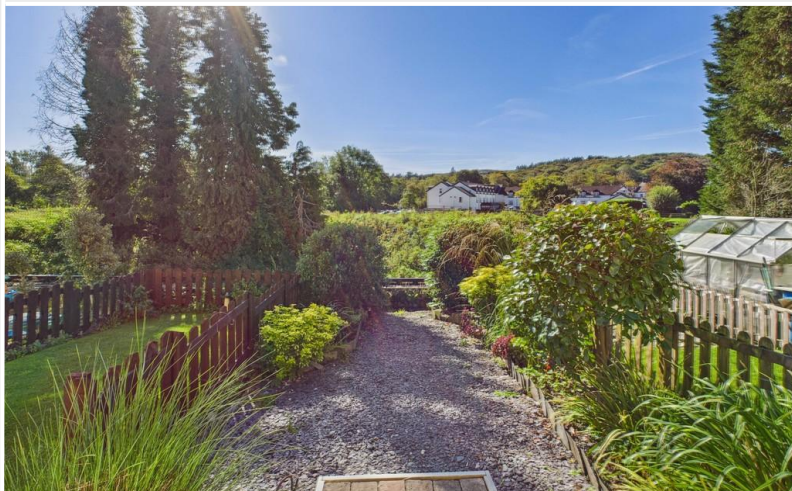
Bedroom 1



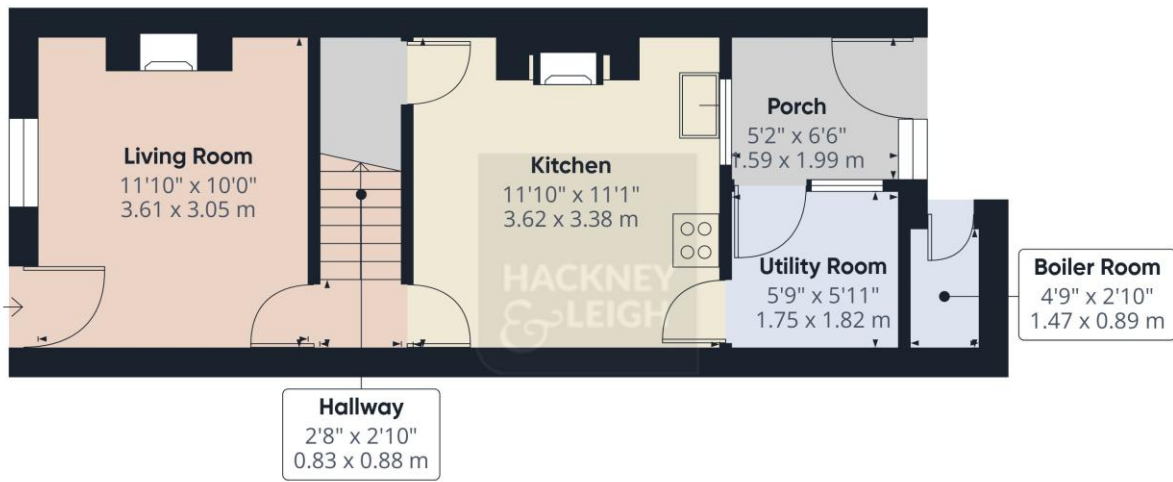
Bedroom 2



Bathroom

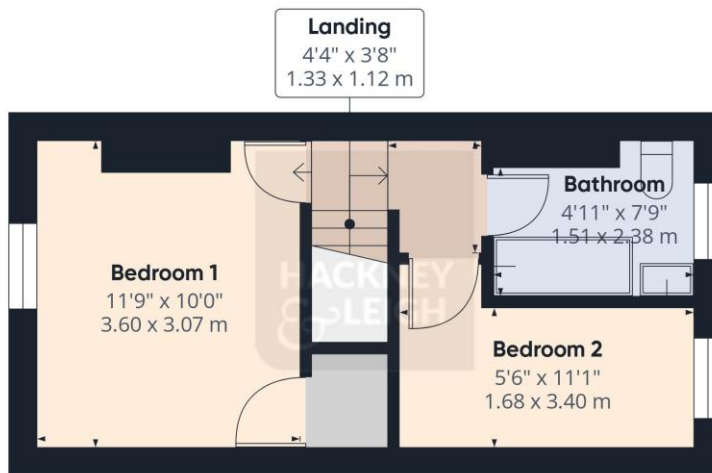


Front Garden



Floor 0

Approximate total area^m
603 ft²
56.1 m²



Floor 1

(1) Excluding balconies and terraces.

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

A thought from the owners - We especially love the winter in this cottage. Very cosy and comfortable with the wood burning stove roaring. It's a perfect get away from it all place.

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