



Damson Cottage

Main Street, Greenodd, Ulverston, LA12 7RD

£1,300 Per Calendar Month (Holding Deposit May Apply)

Damson Cottage

Greenodd, Ulverston

Damson Cottage is a stunning 4 Bedroom cottage conveniently located in the village of Greenodd. With accommodation over three floors, the property has been modernised to the highest standard and comes available fully furnished. You enter the property via the kitchen/diner and continue through to a separate lounge. Accommodation continues over the three floors and comprises of four bedrooms, family bathroom and two en-suites. Additionally there is gas central heating and double glazing. Externally the Cottage has a private patio and two off street parking spaces.

Situated near to the main A590 Damson Cottage has great links to Barrow and the M6 Motorway as well as being only minutes away from the Lakes or Coniston. Greenodd has some lovely facilities including an excellent bakery, butchers and café, wine and ice cream shops also a fish and chip shop. The nearest supermarkets are at Ulverston and Coniston.





Accommodation

Partially glazed stable door leading into the kitchen and dining room.

Kitchen Diner

9'9" x 24'11"

As you enter the property you are greeted by a light and spacious kitchen and dining area, neutrally decorated and well appointed, it has everything you would need. Dining table for 8 people, gas range cooker, SMEG freestanding fridge freezer, Belfast sink and ample workspaces mean that this room is the hub of the home.

Living Room

13'11" x 24'6"

Through the kitchen is the living room at Damson Cottage, again very light and spacious with painted wooden floors, neutral walls and exposed beam ceilings. Tastefully furnished with a selection of sofas and armchairs, rugs and curtains, as well as boasting a cosy log burning stove. This really is a lovely room to just sit and relax or entertain with friends.

Master Bedroom

15'0" x 11'8"

A small flight of stairs lead you to the master bedroom, tastefully decorated to give a warm cosy environment, furnished with bed, bedside units, antique chest of drawers and useful hanging space.



En Suite

5'3" x 7'9"

Accessible through the master bedroom is a handy en-suite shower room. This comprises of a double headed shower, toilet, hand basin and heated towel rail.

Bathroom

6'9" x 7'9"

On the first floor is the main bathroom comprising of bath with shower over, free standing hand basin and toilet.

Bedroom 2

9'8" x 13'1"

The first of two twin bedrooms, which is the larger of the two, offering a lovely light and airy space for visiting guests or extended family. Accessible off the first floor by way of a few stairs offer great privacy from the main house.

Bedroom 3

9'6" x 10'3"

The second twin bedroom situated across from bedroom two, with twin single beds, side units and tasteful decor.

Bedroom 4

10'8" x 14'11"

At the very top of Damson Cottage is a converted loft space which has been developed into a lovely double bedroom. Velux windows make it very light, and there is a cosy little snug area that would be ideal for reading and relaxing.

En Suite

9'8" x 6'7"

Accessible off bedroom four is the second en-suite, comprising of bath with shower over, hand basin and toilet makes this top room entirely stand alone if required.

Outside

Outside Damson Cottage at the front you will find a paved area with mature planted borders, a gravelled area to sit outside and a wooden bin store. At the rear of Damson Cottage is a small yard. Additionally there is off street parking for up to two cars.





Directions

From the M6 junction 36 follow the A590 for approximately 3 miles and take the exit toward Barrow In Furness (A591). Continue along the A590 for 30 miles until you reach the large roundabout. Take the 2nd exit in o Greenodd village and take the 2nd left on to Main Street. The parking spaces for Damson Cottage are on the left hand side next door to the butchers.

Services

Mains Gas, Water and Electric. Mains Drainage.

Council Tax Band

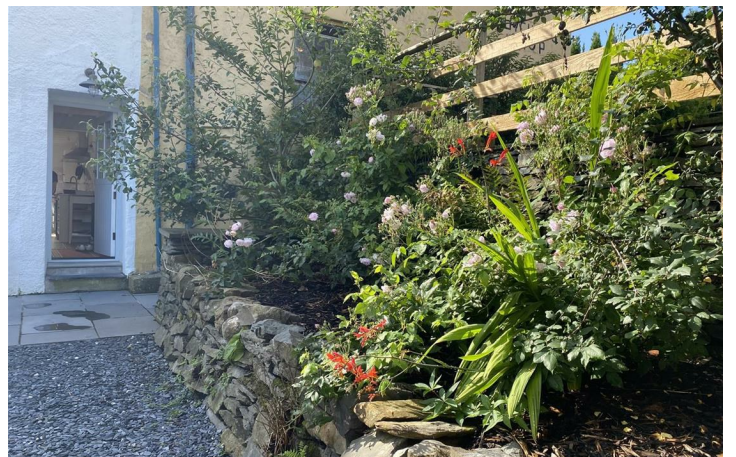
Westmorland & Furness Council - Band C

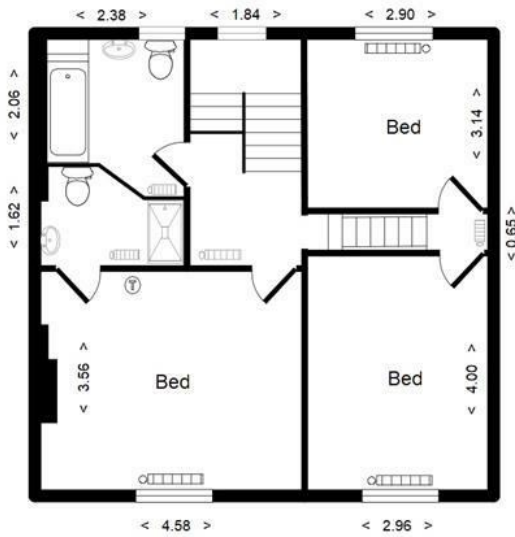
EPC Rating

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Any Other Information

A holding deposit, no more than 1 week's rent is payable per tenancy. Please ask agent for further details. Property is fully furnished, some items may be negotiable.

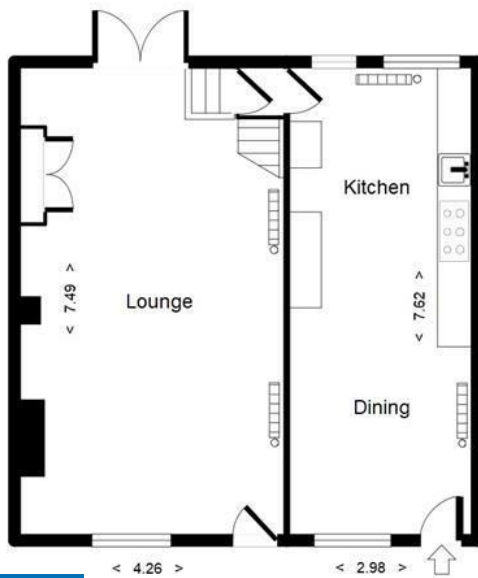




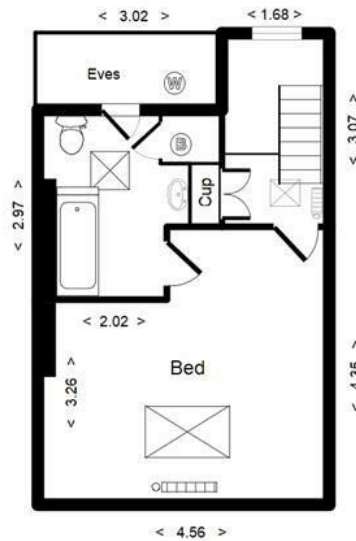
First Floor

Damson Cottage
 Greenodd, Ulverston
 LA12 7RD

Total Area = 143 Sq. Metres



Ground Floor



Second Floor

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	86
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Viewing is strictly by appointment with the sole agents
 The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.