



Tudor Rose Cottage, Borwick  
£430,000





## Tudor Rose Cottage

Borwick, Carnforth

A charming mid terraced property located in the beautiful countryside village of Borwick. The property has great access to local amenities from neighbouring towns and easy access to the M6 Motorway. This property has been renovated to a high standard by the current owners.

Situated in a beautiful countryside location, this delightful mid-terraced house offers a blend of comfort and style. Renovated to a high standard, this property has been well looked after. When entering the property you first step through bifolding doors into the kitchen diner which is truly a chef's delight and is ideal for entertaining guests. The kitchen includes an array of Neff appliances including an integrated oven, oven/microwave, fridge, freezer and dishwasher. From here walk through to the sitting room which boasts a cosy ambience with a multi-fuel stove, perfect for relaxing evenings. An oak staircase leads you upstairs to the first floor where three bedrooms await with two of them being doubles. The family bathroom, which is completely new, comprises a W.C., wash hand basin to vanity and a fully tiled shower cubicle. The landing has access to the loft space which has ample space for all your storage needs and could easily be converted into another room if needed.

The outside space of this property compliments the interior with its versatility and charm. To the front, a gravelled area offers a welcoming entrance with space for potted plants and garden furniture. The rear of the property features a paved patio garden, ideal for hosting gatherings or simply enjoying the breathtaking views of the canal. A shared access path leads to the enclosed lawn, providing a seamless flow between outdoor spaces. The main rear garden is thoughtfully landscaped with stocked beds, creating a serene environment for gardening enthusiasts. An outbuilding adjacent to the parking area offers ample storage space for all your needs. With its combination of indoor comfort and outdoor beauty, this property presents a unique



**GROUND FLOOR**

**KITCHEN DINER**

17' 10" x 10' 4" (5.44m x 3.15m)

**SITTING ROOM**

18' 8" x 14' 10" (5.69m x 4.52m)

**FIRST FLOOR**

**LANDING**

6' 7" x 6' 2" (2.00m x 1.88m)

**BEDROOM**

12' 9" x 12' 0" (3.89m x 3.67m)

**BEDROOM**

11' 11" x 11' 2" (3.63m x 3.41m)

**BEDROOM**

9' 6" x 9' 5" (2.90m x 2.86m)

**BATHROOM**

7' 11" x 6' 7" (2.41m x 2.00m)

**EPC RATING E**

**SERVICES**

Mains electric, LPG gas, mains water, septic tank

**IDENTIFICATION CHECKS**

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.







## GROUND FLOOR

### KITCHEN DINER

17' 10" x 10' 4" (5.44m x 3.15m)

### SITTING ROOM

18' 8" x 14' 10" (5.69m x 4.52m)

## FIRST FLOOR

### LANDING

6' 7" x 6' 2" (2.00m x 1.88m)

### BEDROOM

12' 9" x 12' 0" (3.89m x 3.67m)

### BEDROOM

11' 11" x 11' 2" (3.63m x 3.41m)

### BEDROOM

9' 6" x 9' 5" (2.90m x 2.86m)

### BATHROOM

7' 11" x 6' 7" (2.41m x 2.00m)

## EPC RATING E

## SERVICES

Mains electric, LPG gas, mains water, septic tank

## IDENTIFICATION CHECKS

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.









## GARDEN

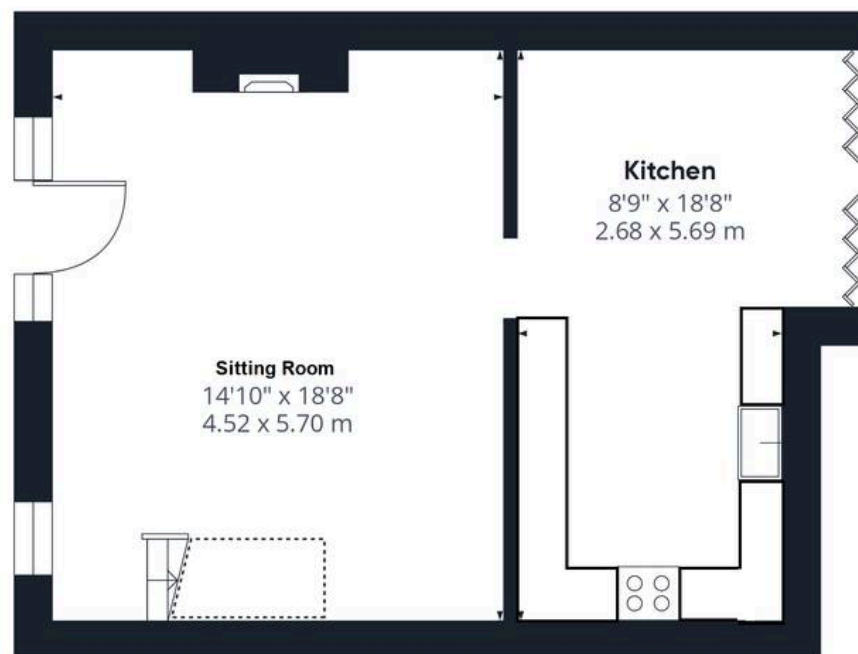
To the front of the property is a gravelled area with space for potted plants and possible some garden furniture. To the rear is a pave patio garden with ample space for garden furniture with fantastic far reaching views of the canal. Between the patio garden and the enclosed lawn there is a shared accessed path. The main rear garden has stocked beds perfect for planting and space for garden furniture. Next to the parking area is an outbuilding which has ample space for all your storage needs.

## OFF STREET

2 Parking Spaces







Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

868.02 ft<sup>2</sup>

80.64 m<sup>2</sup>

**Reduced headroom**

13.02 ft<sup>2</sup>

1.21 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE 360**





## THW Estate Agents

29 Main Street, Kirkby Lonsdale - LA6 2AH

015242 71999 • [kirkby@thwestateagents.co.uk](mailto:kirkby@thwestateagents.co.uk) • [www.thwestateagents.co.uk](http://www.thwestateagents.co.uk)

Please note that descriptions, photographs and plans are for guidance only. Services and appliances have not been tested, measurements are approximate and alterations may not have necessary consents. Contact us for property availability and important details before travelling or viewing properties. THW Estate Agents Ltd is a separate legal entity to the solicitor firm of THW Legal Ltd which has different ownership and clients of THW Estate Agents Ltd do not have the same protection as those of THW Legal Ltd.