



## Ulverston

£350,000

Sea View, Arrad Foot, Ulverston, Cumbria, LA12 7SL

Welcome to Sea View, a delightful three bedroom cottage with incredible views over the Crake estuary and open countryside. A stones throw from the popular market town of Ulverston on the edge of The Lake District National Park this property is not to be missed!

### Quick Overview

Delightful cottage with views to the Crake Estuary

Positioned in a rural hamlet

Views over open countryside

Two reception rooms

Three bedrooms

Well stocked mature garden

Perfect as a home, second home or holiday let

Private Parking

No chain

Superfast Broadband



3



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3



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Super fast  
Broadband  
Available



Private Parking

Property Reference: ULV1028





Kitchen



Kitchen



Dining Room



Living Room

This wonderful cottage oozes charm and character with views over the estuary and mature garden nestled in a rural hamlet it really is a hidden treasure! Perfect as a home, second home or holiday let.

Sea View entry might be conventionally be though the porch and thus into the dining room. However for convenience previous occupiers have used the adjacent steps, through the pretty glazed door which welcomes you in to the bright and airy breakfast kitchen. There are a range of shaker style wall and base units, with granite worktop incorporating an inset stainless steel sink and mixer tap. Integrated appliances include Neff induction hob with extractor over, Bosch eye level electric grill and double oven, fridge and freezer. There is a recess with and plumbing and space for a washing machine and space of a slimline dishwasher. The room is partly tiled and has spot lights to the ceiling. With superb views to the garden and estuary this is the perfect place to create a culinary delights for family and friends. The inner hall gives you access to a convenient shower room, living room, dining room, snug and door to the rear yard. Please note - above the kitchen there is a useful storage area which can be accessed via a loft ladder, this area has a skylight allowing light to flood in. This could potentially offer additional living space with conversion.

Entering the dining room you will be greeted by a traditional flagged floor and a multi fuel stove with back boiler which sits on an attractive Lakeland slate hearth. There is alcove storage along with the under stairs pantry, perfect for kicking off muddy boots and hanging coats!

With gorgeous views this a superb place to relax and dine. From the dining room you have an additional reception room, a snug/study/office a versatile room which you could use to suit your needs.

The characterful living room has rustic beams and a traditional flagged floor. The multi fuel burner which sits on a Lakeland slate hearth offers a cosy feel to the cottage. This room exudes charm and would make a fabulous place to unwind after a long day exploring the fells.

The ground floor shower room is a real asset, it comprises of a corner shower, WC and hand wash basin.

Heading up to the first floor you will find three comfortable bedrooms.

Bedroom one is comfortable double room with built in airing cupboard and fine views over the estuary.

Bedroom two is a pleasant double room with a walk in wardrobe. This room has stunning views over to the estuary.

Bedroom three is a single room with Velux window and second small window above the property's rear yard space. It contains a built in wardrobe and is conveniently located adjacent to the main bathroom.

The bathroom is accessed through bedroom three and comprises of a bath with Mira sport shower over, WC and wash hand basin in an attractive vanity unit with storage.

Outside at Sea View the charm continues! Accessed over the driveway the property has its own private parking area to the front. To the side of the parking area there is gated access to a truly wonderful mature garden with a show stopping dahlia bed and well





Sun Terrace at Sea View



Garden at Sea View





Sea View



Snug/Study/Bedroom



Bedroom One



Bedroom Two

stocked shrubbery. There is a vegetable garden, greenhouse and mature apples trees on an area of gentle sloping lawn.

The upper area of the garden hosts a splendid spot to soak up the sun and enjoy a glass of something cool on the pretty slate patio or under the raised pergola. The elegant glazed storage shed offers further space for all of you gardening necessities. There is a log store and a former stone built "Privy" used for general storage along with a smaller storage shed.

This peaceful and well cared for garden is a real haven for plant and wildlife.

Rear pedestrian entry to Sea View is via the back door through a small paved rear yard. This area contains a coal bunker which is fully accessible to local coal merchants.

**Location** Arrad Foot is a peaceful, rural hamlet close to the bustling market town of Ulverston. Known for its rich history, cobbled streets and array of shops, cafes, schools and Rail links. Ulverston is renowned for its friendly community spirit and hosts a variety of cultural events throughout the year, ensuring there is always something to see and do. With excellent transport links and easy access to the Lake District, this property is ideally situated for those looking to explore the stunning Cumbrian countryside. It is also in easy access to the A590, making commuting or exploring the wider Lake District and South Lakes region a breeze.

#### Accommodation(with approximate measurements)

Entrance Porch

Breakfast Kitchen 15' 10" x 9' 2" (4.83m x 2.79m)

Shower Room

Inner Hall

Dining Room 12' 7" x 11' 2" (3.84m x 3.4m)

Snug/Study/Bedroom 11' 5" x 9' 2" (3.48m x 2.79m)

Living Room 14' 11" x 12' 0" (4.55m x 3.66m)

Store 9' 2" x 4' (2.79m x 1.22m)

First Floor

Bedroom One 12' 8" x 8' 7" (3.86m x 2.62m)

Bedroom Two 12' 6" x 11' 0" (3.81m x 3.35m)

Bedroom Three 15' 1" x 11' 9" (4.6m x 3.58m)

#### Property Information

**Potential Lettings Figures** If you were to purchase this property for residential lettings we estimate it has the potential to achieve between £900 – £995 per calendar month. For further information and our terms and conditions please contact the Office.





Sea View



Garden at Sea View





Garden at Sea View



Garden at Sea View



Sea View

**Tenure** Freehold (Vacant possession upon completion).

**Services** Mains electric, water and drainage.

**Mobile Services** EE, Vodafone, O2 and 3 networks good coverage.

**Broadband** Super Fast Broadband Available. - Openreach Network.

**Council Tax** Westmorland and District Council. Band C.

**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).





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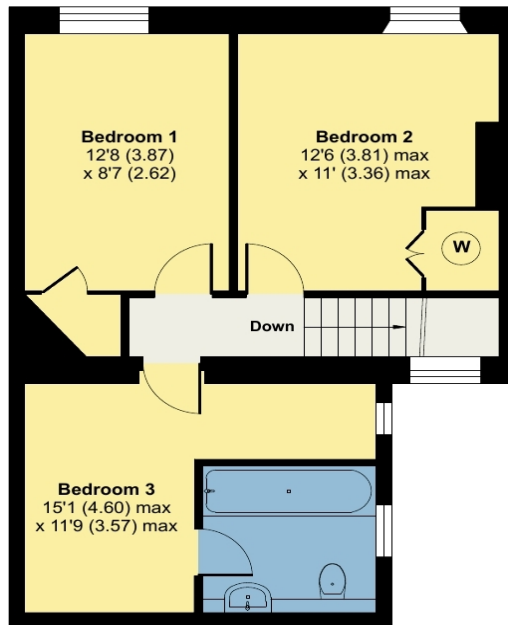
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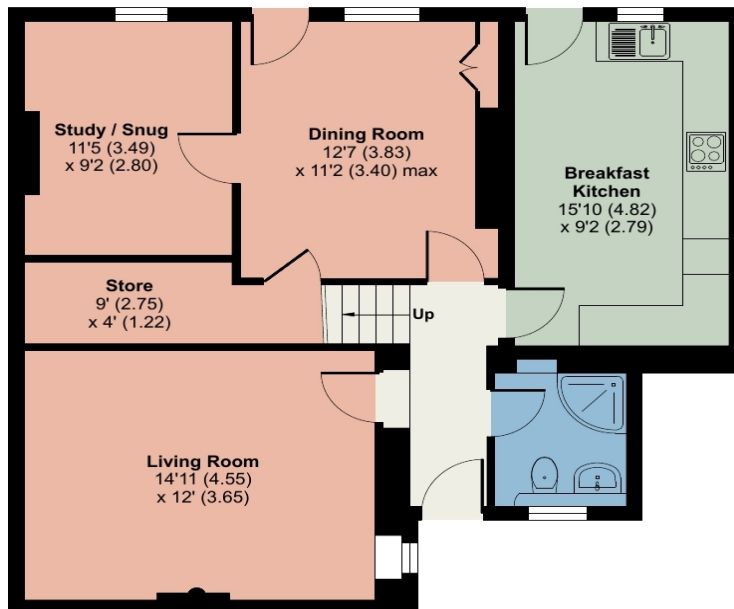
# Sea View, Arrad Foot, Ulverston, LA12

Approximate Area = 1252 sq ft / 116.3 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2025. Produced for Hackney & Leigh. REF: 1372519

**Directions** Heading in from the M6 follow signs to Barrow In Furness, pick up the A590 and continue on this road until to reach Greenodd roustabout. from here follow signs for Ulverston. You will see a sign for Arrad Foot on the right hand side, take the right turn then first right again then immediate right, here you will the lovely Sea View!

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

**Viewings** Strictly by appointment with Hackney & Leigh.

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 04/11/2025.

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