



## The Old Post Office

Ulverston, LA12 0PN

Offers In The Region Of £395,000



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## Offers In The Region Of £395,000



*Tucked away in a peaceful village, this beautifully presented cottage combines timeless character with modern comfort. Think exposed features, a warm and inviting interior, and space that feels both homely and stylish. Step outside and you'll find a generous garden — a private haven with mature planting and versatile outbuildings, perfect for entertaining, relaxing or simply soaking up the village calm. Just a short drive from shops, schools and transport links, this is an ideal family home, weekend retreat or investment with real heart.*

On entering the property, you are welcomed into the entrance hall, which leads to a characterful sitting room featuring a combination of tiled and wood-effect flooring, ornate storage cupboards, and charming beamed ceilings. From here, there is access to the dining room, the ground floor bathroom, the lounge, and the staircase to the first floor.

The dining room offers a warm and traditional feel, with an open fire, beamed ceiling, wood-effect flooring, and a front-facing window. The lounge provides a comfortable living space with a gas fire set within a wood surround, pleasant décor, and direct access into the kitchen.

The kitchen is a modern highlight of the home, fitted with gloss teal units complemented by composite-style white work surfaces. It is equipped with a gas hob and extractor hood, double oven, and a sink positioned to overlook the garden. A breakfast bar adds a casual dining space, and a door opens directly onto the rear garden.

The ground floor bathroom features a modern three-piece white suite with shower over bath. Upstairs, there are three well-proportioned bedrooms and a convenient shower room.

Externally, the property benefits from two stone outbuildings, one of which is fitted with power and water, offering excellent versatility. The substantial rear garden is beautifully arranged, with slate chippings, a lawned area, a raised patio, mature planted borders, and established trees, providing an idyllic outdoor setting.

### Entrance Hall/Reception

10'7" x 9'5" (3.227 x 2.886)

### Living Room

13'1" x 11'2" (4.009 x 3.406)

### Dining Room

9'9" x 8'8" (2.995 x 2.662)

### Ground Floor Bathroom

12'0" x 8'1" (3.670 x 2.470)

### Landing

15'4" x 2'11" (4.694 x 0.913)

### Bedroom One

13'6" x 11'5" (4.130 x 3.497)

### Bedroom Two

12'5" x 10'0" (3.791 x 3.051)

### Bedroom Three

10'0" x 9'1" (3.060 x 2.772)

### Shower Room

14'10" x 5'9" (4.524 x 1.761)

### Outbuilding Two

11'4" x 10'1" (3.457 x 3.088)

### Outbuilding One

10'7" x 9'11" (3.227 x 3.032)



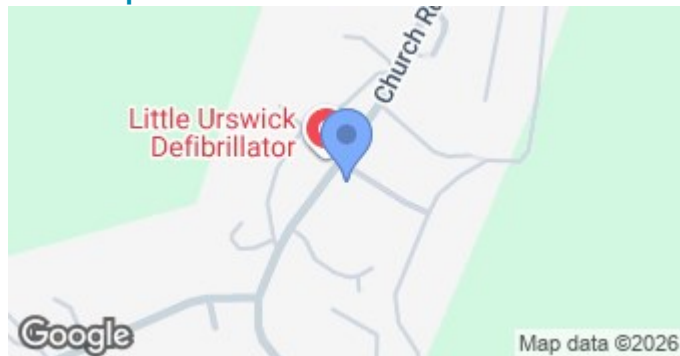
- Character, Charm & Modern Living Combined
  - Ground Floor Bathroom
  - Shower Room
  - Two Outbuildings

- Beautifully Presented
  - Three Bedrooms
  - Generous Rear Garden
  - Council Tax Band - D

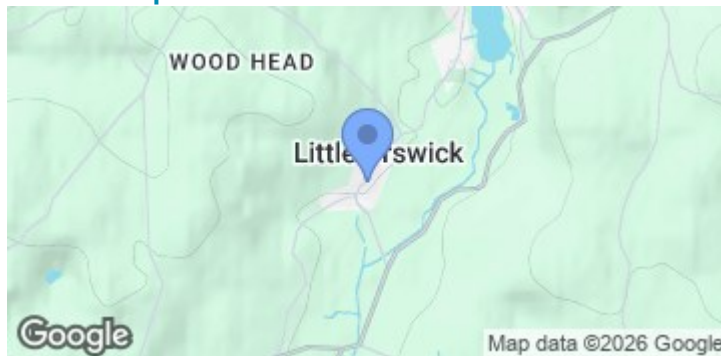




## Road Map



## Terrain Map



## Floor Plan



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To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services. Ask for further information.

