CorrieandCo INDEPENDENT SALES & LETTING AGENTS



3 Brow Side

Ulverston, LA12 8QR

Offers In The Region Of £295,000 $\stackrel{\frown}{=}$ 4 $\stackrel{\circ}{=}$ 1 $\stackrel{\frown}{=}$ 2 $\stackrel{\blacksquare}{=}$











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Ulverston, LA12 8QR

Offers In The Region Of £295,000







Set in the heart of the beautiful Lake District countryside, this delightful two-bedroom cottage in Backbarrow offers stunning countryside views and a lovely village lifestyle. Boasting front and rear gardens, perfect for relaxing or entertaining, this characterful home provides a wonderful opportunity to enjoy rural living while remaining close to local amenities and transport links. Available with local occupancy restrictions, this property is ideal for those seeking a permanent home in this sought-after area. Don't miss the chance to make this charming country cottage your own

Approached via a shared pathway, this delightful cottage welcomes you with a low-maintenance front garden, featuring attractive stone chippings and a traditional Lakeland stone wall. Step inside to the entrance hall, where wood-effect flooring flows throughout, providing access to the lounge, ground-floor WC, and stairs to the first floor.

The cosy lounge enjoys a front-facing window and a charming open fire with a slate hearth and wooden surround, perfect for relaxing evenings. Double doors open out to the rear garden, while a doorway leads conveniently into the kitchen.

The kitchen is fitted with a range of base and wall units, complemented by under-unit lighting, tiled splashbacks, and wood-effect work surfaces. It features an electric hob and oven, with access through to the dining room, which benefits from dual-aspect windows and a door leading directly to the rear garden—ideal for entertaining or enjoying a morning coffee with countryside views.

Upstairs, the property offers three bedrooms and a modern family shower room. To the rear, you'll find a private garden with a small patio area, a lawned section with planted borders, and beautiful views across the surrounding countryside, providing a perfect spot to relax and take in the scenery.

Hallway

9'5" x 5'7" (2.89 x 1.71)

Lounge

11'10" x 17'8" (3.63 x 5.40)

Dining Room

9'0" x 15'2" (2.76 x 4.63)

Kitchen

9'9" x 11'4" (2.98 x 3.46)

Ground Floor WC

Bedroom One

11'9" x 11'6" (3.59 x 3.51)

Bedroom Two

8'6" x 15'3" (2.61 x 4.66)

Bedroom Three

12'0" x 9'3" (3.68 x 2.83)

Bedroom Four

9'0" x 7'9" (2.75 x 2.38)



- South Lakeland Village Location
 - Countryside Views
 - Gardens Front and Rear
- Local Occupancy Restrictions Apply

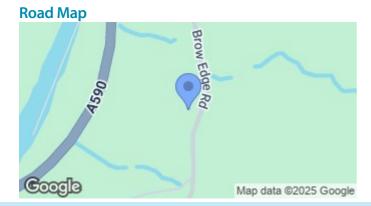
- Two Reception Rooms
 - Four Bedrooms
- Charming Affordable Home
 - · Council Tax Band C













Floor Plan



We are local, family run business who are wholly independent which means we can recommend services to most suit your needs. Our aim is to provide quality advice and expertise at all times, so you can make an informed decision whether buying or selling.

Estate agents are required by law to check a buyers /sellers identity to prevent Money Laundering and fraud. You do have to produce documents to prove your identity or address and information on your source of funds. Checking this information is a legal requirement to help safeguard your transaction, and failing to provide ID could cause delays.

Corrie and Co, outsource these checks to speed up the process. The company does charge for such checks, please ask for more information and guidance on associated costs.

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.

