



# Damson Cottage

Main Street, Greenodd, Ulverston, LA12 7RD

Guide Price £425,000



# Damson Cottage

Main Street, Greenodd, Ulverston

Damson Cottage is a stunning four bedroom cottage conveniently located in the village centre of Greenodd. With accommodation over three floors, the property has been recently modernised to the highest standard. When you enter the property there is a spacious kitchen/diner and continue through to a separate lounge. The 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 throughout. Externally the cottage has a private patio area to both front and rear and two off street parking spaces. Some of the contents are available by separate negotiation.

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 a primary school, excellent bakery with cafe, butchers, wine and ice cream shops and also a fish & chip shop. The nearest supermarkets are at Ulverston just a few minute's drive as well as a secondary schools and a railway station.







### Accommodation

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

### Kitchen Diner

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 space for table seating 8 people comfortably, gas range cooker, space for standing fridge freezer, Belfast sink and ample workspaces mean that this room is the hub of the home.

### Living Room

Through the kitchen is the living room, again very light and spacious with painted wooden floors, neutral walls and exposed beam ceilings. Plenty of space for sofas and chairs as well as boasting a cosy log burning stove. This really is a lovely room to just sit and relax or entertain with friends.

### First Floor

Stairs between the kitchen/diner and living room lead up to a landing.

### Master Bedroom

A good size master bedroom suite tastefully decorated to give a warm cosy environment, plenty of space for large bed and bedroom furniture.

### En-Suite

Accessed from the master bedroom is a handy en-suite shower room. This comprises of a double headed shower, wash hand basin, WC and heated towel rail.







### **Bathroom**

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

### **Bedroom Two**

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 offering great privacy from the main house.

### **Bedroom Three**

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

### **Bedroom Four**

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**

Accessible off bedroom four is the second en-suite, comprising of bath with shower over, wash hand basin and WC 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 at Greenodd. Take the 2nd exit into 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.

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### Services

All mains services connected. Gas central heating.



### Tenure

Freehold

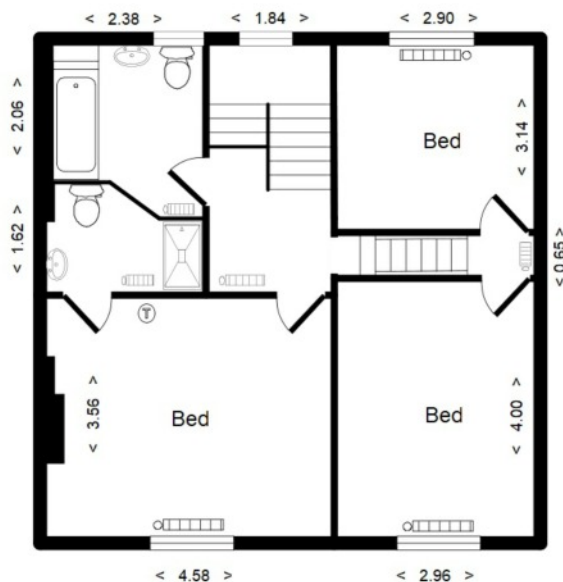
### Internet Speed

Superfast speed of 62 Mbps download and for uploading 12 Mbps as per Ofcom website.

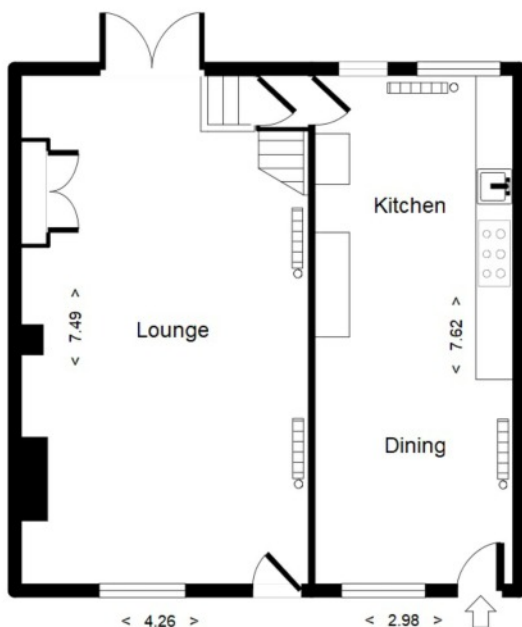
### Council Tax Band

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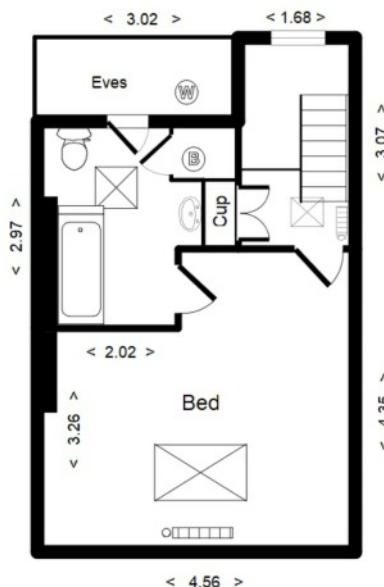




First Floor



Ground Floor



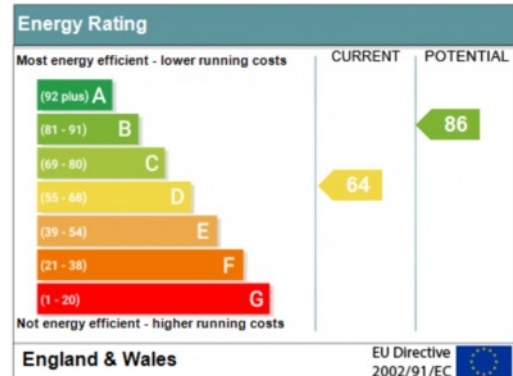
Second Floor



Damson Cottage  
 Greenodd, Ulverston  
 LA12 7RD

Total Area = 143 Sq. Metres

Address: Damson Cottage, Main Street, Greenodd, ULVERSTON, LA1...  
 RRN:



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.