



DIRECTIONS

From the office of JH Homes proceed up the cobbled Market Street and at the Market Cross turn left onto Queen Street. At the traffic lights continue straight across onto Princes Street which then becomes Springfield Road, after passing through the dip take the first turning right on to Urswick Road. Continue along the road before taking the last turning on the left into Colt House Lane. The road turns sharp right and the property is situated on the left hand side identified with a red external post box to the wall.

The property can be found by using the following "What Three Words" <https://what3words.com/distorts.grapes.gold>

GENERAL INFORMATION

TENURE: Freehold
 COUNCIL TAX: A
 LOCAL AUTHORITY: Westmorland & Furness Council
 SERVICES: Mains gas, water and electricity are all connected. Drainage is by way of a septic tank which is share with two other properties.



Estate Agency Act 1979
 These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of JH Homes has the authority to make any representation or warranty in relation to the property. All electrical appliances mentioned, power points or heating systems have not been tested by this office and therefore cannot be guaranteed to be in working order. All measurements are approximate in these details.



£210,000



1



3



1



ON ROAD
PARKING

**2 Nook Cottages, Colthouse Lane, Ulverston,
 LA12 0SG**

For more information call **01229 445004**

2 New Market Street
 Ulverston
 Cumbria
 LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Traditional cottage property situated in an excellent location to the outskirts of Ulverston and yet being convenient for access both to Ulverston and its amenities as well as the A590 at Swarthmoor. Well presented by the current owners and offers a charming home in a pleasant location with character. Comprising of entrance porch, kitchen/diner, lounge, three bedrooms the main with a mezzanine area and family bathroom. Completing this property is a gas central heating system, double glazing and front forecourt garden. Recommended for earlier viewing to appreciate the comfortable home and great location.



Accessed through an oak effect PVC door with glazed inserts and matching side windows into:

PORCH

11' 1" x 5' 0" (3.40m x 1.54m)
Storage and seating space, with quarry tile floor, slate lintels to door frame and window with an open aspect over the farmland opposite the property. Oak effect PVC door with oval pane and side window opens to:

KITCHEN/DINER

18' 10" x 9' 7" (5.74m x 2.92m)
Fitted with a range of bespoke kitchen base and wall units with wood block work surface over wall including range cooker with gas hob, electric hot plate and electric ovens. Recess and plumbing for washing machine, white ceramic sink with mixer tap and space for fridge freezer. Beams to ceiling, staircase to first floor with under stairs storage, space for dining table and uPVC double glazed door with stable style opening upper pane to rear. Radiator, inset lights to ceiling, woodgrain effect laminate flooring and Pine multi-pane glazed door open to lounge.

LOUNGE

18' 7" x 12' 4" (5.66m x 3.76m) widest points
Two uPVC double glazed windows with deeper sills to front offering an aspect over the front forecourt and fields beyond with rustic timber lintel and further window to rear with window seat. Central, feature beam, attractive slate fireplace lintel with raised slate covered hearth and housing stove, wood grain effect laminate flooring, radiator, electric light and power points.

FIRST FLOOR LANDING

Substantial exposed beam, stripped wood internal doors mainly with latch handles opening to bedrooms and bathroom.

BEDROOM ONE

12' 2" x 9' 2" (3.71m x 2.79m)
Exposed beams and timbers, uPVC double glazed window with low deeper sill to rear offering a pleasant aspect over the neighbouring garden and fields beyond with glimpses towards the bay in the distance. Radiator, former fireplace opening with slate lintel and mezzanine floor above accessed by way of a space saving staircase.

MEZZANINE

12' 0" x 8' 4" (3.66m x 2.56m)
A useful area that has further exposed beams, a Velux double glazed roof light and offers potential for a variety of uses such as a home office etc.



BEDROOM TWO

9' 8" x 9' 1" (2.95m x 2.77m) widest points
Feature beam to ceiling, chrome ladder style towel radiator, electric light and power points. UPVC double glazed window to front with deeper sill offering a lovely aspect over the farmland to front.

BEDROOM THREE

9' 5" x 6' 10" (2.87m x 2.08m)
Single room with radiator, uPVC double glazed window again offering a lovely aspect to the fields at the front.

BATHROOM

9' 1" x 9' 0" (2.79m x 2.76m)
Fitted with a four piece suite in white comprising of large corner shower cubicle with the thermostatic shower, fixed rain head and flexi-track spray, bath with mixer tap and shower fitment, wash hand basin inset to vanity unit and concealed WC cistern with limed wood effect finish, matching cupboards above with mirror front doors. Tiling to walls, uPVC double glazed pattern glass window and tall ladder style towel radiator.

EXTERIOR

Pedestrian gate in the stone wall to the front forecourt garden area, offering a pleasant seating area with flagged floor and an area of artificial grass. Sunny aspects to the afternoon and looks towards the fields opposite.

To the rear is a wide flagged path area which we believe is shared by the neighbours to the end of the gate. The gate gives access across the neighbouring garden with access to a garden shed belongs to the property.

