

**JH
Homes**

£250,000



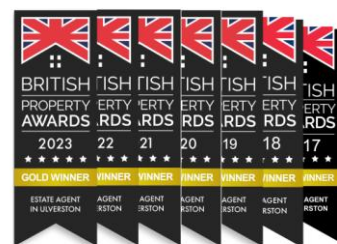
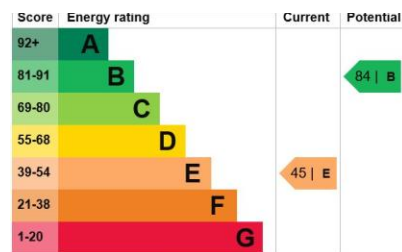
DIRECTIONS

Turning of the A590 at Greenodd onto the A5092 signposted Whitehaven, keep on the road until passing the Farmers Arms Public House on the right at Lowick. Take the next right signposted to Coniston the A5084 after a short distance you will see a red phone box, turn sharp left after this and the property can be found on the right hand side.

The property can also be found by using the following "What Three Words" <https://what3words.com/grad.remains.rooks>

GENERAL INFORMATION

TENURE: Freehold
 COUNCIL TAX: C
 LOCAL AUTHORITY: Westmorland & Furness Council
 SERVICES: Mains services including electric, water and drainage.



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.

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PARKING

**Pearl Cottage, 3 The Row, Lowick Green,
 Ulverston, LA12 8DY**

For more information call **01229 445004**

2 New Market Street
 Ulverston
 Cumbria
 LA12 7LN
www.jhhomes.net or contact@jhhomes.net

Charming traditional cottage property situated in this sought-after location in the village of Lowick Green, within the Lake District National Park. Presented to an excellent standard throughout and currently utilised as a successful holiday let. The accommodation comprises of an open plan, lounge/kitchen/diner with wood burning stove, two bedrooms to first floor and modern shower room and external utility room with WC. To the exterior the property has a log store, off street parking and South facing seating area. The excellent location overlooks the village allotments, Green and is within walking distance of a picturesque common, nature reserve plus the popular Farmers Arms and Red Lion public houses. Superb access to the Southern Lake District and West Coast, as well as the market town of Ulverston. All in all a fabulous opportunity for both permanent or 2nd home use recommended for early inspection.



Accessed through a PVC door with double glazed inserts into:

PORCH

UPVC double glazed window looking down the path to the allotments and countryside beyond. Tiled floor, half panelling to walls and inset lights to panelled ceiling. Traditional style multi pane glazed door opens to:

LOUNGE/KITCHEN/DINER

20' 4" x 12' 8" (6.2m x 3.86m) widest points

Fabulous room of character which is extremely well presented with wood grain effect laminate flooring running throughout.

Lounge Area

Fireplace with recessed wood burning stove set to slate hearth and an alcove to the side with fitted shelf. Cosy dining area with feature wall light, TV point, radiator and ceiling light. An island divides the spaces between the lounge area and kitchen/diner.

Kitchen Area

Attractively fitted with a range of modern, base, wall and drawer units complimented with wood block work surface incorporating traditional Belfast style sink with mixer tap and tiled upstands. Further tiling to splash backs behind the electric hob with fitted cooker hood over and low level electric fan assisted oven, built in slimline dishwasher and built in fridge. Further shelves to wall, central ceiling light and space for dining table.

UPVC double glazed window with deep sill to front and matching window to rear. PVC door with double glazed pattern glass pane to rear with sheltered canopy leading to the utility room. Traditional wooden door with latch handle leading to kitchen and to the rear of the room the staircase leads to the first floor.

FIRST FLOOR LANDING

Radiator, ceiling light and traditional panel doors with latch handles to bedrooms and bathroom.

BEDROOM

9' 6" x 12' 8" (2.9m x 3.86m)

Double room with light, radiator and uPVC double glazed window to front offering a lovely aspect over the village allotments and the rolling countryside beyond. Traditional pine door providing access to en suite.

ENSUITE WC

2' 10" x 6' 4" (0.86m x 1.93m)

Two piece suite comprising of low level WC and pedestal wash hand basin with mixer tap and tiled splash back. Chrome towel radiator and vinyl cushion flooring.



BEDROOM

9' 5" x 7' 8" (2.87m x 2.34m)

Two uPVC double glazed windows with tilt and turn opening panes to side and rear, the rear window offering a fabulous aspect over the neighbour's garden to the countryside beyond. Radiator, power socket and lockable double doors to useful recess storage cupboard/wardrobe with fitted shelving.

SHOWER ROOM

7' 5" x 6' 4" (2.26m x 1.93m)

Modern shower room comprising of glazed walk in shower cubicle with the automatic shower, fixed rain head and flexi track spray attachment with modern tile effect panelling to walls, low flush WC, and pedestal wash hand basin with waterfall mixer tap tiled splashback and electric mirror over. Chrome ladder style towel radiator, tile effect vinyl flooring and inset lighting.

UTILITY ROOM

5' 10" x 7' 8" (1.78m x 2.34m)

Accessed through a half glazed door with single glazed pattern glass window. Area of work surface with inset stainless steel sink with mixer tap and recess under for washing machine and freezer. Wall mounted Worcester gas boiler (supplied by bottled gas) for the central heating and hot water system. WC and built in lockable storage cupboard.

EXTERIOR

Approached from a shared pathway leading to the front door with small seating area in front of the window. At the start of the pathway on the right is a gravelled parking area. To the rear is an enclosed yard with log store, planters and access to utility.

