

Total area: approx. 65.5 sq. metres (705.2 sq. feet)

DIRECTIONS

Heading from Ulverston into Lindal turn right at the Loppergarth junction and follow the road to the next crossroads continuing straight on before taking your next right. The property can be found on your right hand side after the farm.

The property can be found by using the following "What Three Words" <https://what3words.com/firming.demand.hairpin>

GENERAL INFORMATION

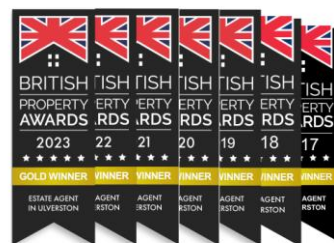
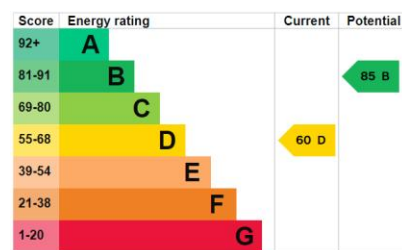
TENURE: Freehold

COUNCIL TAX: B

LOCAL AUTHORITY: Westmorland & Furness District Council

SERVICES: Mains water and electricity are all connected.

Drainage is by way of a septic tank which is shared between 10 with a rough cost of £25.00 per quarter.



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

3 High Stable Cottage, Lindal,
Ulverston, LA12 0LE

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Situated in a charming rural location whilst still retaining easy access to the local amenities of Ulverston, Dalton and Barrow in Furness this two bedroom three story barn conversion has been immaculately renovated and updated and would make an ideal purchase for a wide range of buyers including first time buyer or a second home/holiday let. Comprising of modern/stylish hand painted Laura Ashley kitchen with high end appliances and open access to the dining room, lounge, two double bedrooms the master bedroom with fitted furniture, bathroom and outdoor stone walled courtyard area with sunny aspect. Complete with off road parking, WIFI controlled electric radiators and wooden double glazed windows. Viewings are strongly recommended to fully appreciate this lovely home.



From the parking the property is entered through a stable door with glazed inserts into:

LOUNGE

20' 9" x 11' 1" (6.32m x 3.38m)
Laminate wood effect flooring, two ceiling light points, wall mounted electric radiator, wooden double glazed windows to side and rear and wood burning style stove set on tiled hearth. Stairs to first floor.

FIRST FLOOR

DINING ROOM

12' 9" x 11' 1" (3.89m x 3.38m)
Wooden double glazed window to rear and side, wall mounted electric radiator, ceiling light point and archway to:

KITCHEN

8' 1" x 7' 10" (2.46m x 2.39m)
Fitted with a range of base, wall and drawer units with worktop over incorporating sink with swan necked mixer tap and matching splashbacks. Integrated oven and hob with cooker hood over, microwave, fridge and freezer. Laminate wood style flooring, high level cupboard housing the fuse board and electric meter. ceiling light point and wooden double glazed window to front. Door to:

ENTRANCE HALL

Stairs to second floor and door with patterned glazed inserts to front.

SECOND FLOOR LANDING

Doors to bedrooms, bathroom and ceiling light point.



BEDROOM

7' 10" x 11' 1" (2.39m x 3.38m)
Double room with fitted furniture to include bedside tables, chest of drawers and wardrobes, Velux roof window, wall mounted electric radiator and ceiling light point.

BEDROOM

7' 1" x 11' 1" (2.16m x 3.38m)
Further double room with Velux roof window, wall mounted electric radiator and ceiling light point. Cupboard for storage and hot water tank.

BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower over and screen, pedestal wash hand basin and low level, dual flush WC. Fully tiled to walls and floor, opaque double glazed wooden window to rear, ladder style radiator and ceiling light point.

EXTERIOR

Roadside frontage with path to the side leading down some stairs to the rear cottage patio garden. The rear offers a fenced area overlooking the parking and is fully enclosed.

