



**DIRECTIONS**

From the office of JH Homes turn left up the cobbled Market Street turning left at the Market Cross onto Queen Street, at the traffic lights continue straight across on to Princes Street and follow the road past Ulverston Victoria High School, through the dip and on and on to Mountbarrow Road staying on this road passing the Mountbarrow Service Station on the left continue, passing the Cumbria Cow Ice Cream Farm and then on reaching the cattle grid turn right onto White Gill Lane towards Great Urswick. Continue over the next cattle grid and as you drop down the hill its the second property on the left. The property can be found by using the following "What Three Words" <https://what3words.com/sparrows.themes.sleepless>

**GENERAL INFORMATION**

TENURE: Freehold  
 COUNCIL TAX: E  
 LOCAL AUTHORITY: Westmorland & Furness Council  
 SERVICES: Mains electric, water and drainage are all connected. Heating is by way of an oil tank.



**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.



JH Homes

£350,000



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GARAGE & PARKING

Birkdale, Birkrigg,  
 Ulverston, LA12 0PQ  
 For more information call **01229 445004**

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Fabulous semi-detached cottage property nestled between the popular village of Great Urswick and picturesque common land of Birkkigg. Having been in the current family ownership for over 50 years and reluctantly offered for sale due to downsizing, the cottage is deceptively spacious and comprises of hall, lounge, dining room, kitchen and second reception room to the ground floor with four double bedrooms, dressing room, bathroom and WC to the first floor. Complete with attractive gardens to the rear, two garages, one of which is integral to the house, further attractive garden across the lane, uPVC double glazing and oil-fired central heating. Considered suitable for a range of buyers including the family purchaser and will be fully appreciated upon inspection with early viewing is both invited and recommend.



Accessed through a traditional style wooden door with central bullseye pane into:

#### ENTRANCE HALL

Recessed floor matwell, radiator and dado rail. Stairs to first floor, door to lounge and high level electric meter box with trip switches.

#### LOUNGE

24' 9" x 12' 3" (7.55m x 3.75m)

Three heavy beams to ceiling and wooden double-glazed window to front with deeper sill offering a pleasant aspect towards the garden opposite. Central, feature fireplace with wooden fire surround, flagged hearth and point for electric fire, two radiators, recessed alcove displays shelving door to under stair store and further narrow storage cupboard. Open to dining room.

#### DINING ROOM

8' 7" x 16' 6" (2.62m x 5.03m)

Open access to a short flight of steps to the kitchen, PVC double glazed patio doors to garden area with additional uPVC double glazed windows to either side.

#### KITCHEN

14' 4" x 9' 10" (4.39m x 3.00m)

Fitted with a range of base, wall and drawer units with worktop over incorporating stainless steel sink and drainer with mixer tap. Range cooker with electric hob and ovens, stainless-steel splashback and cooker hood over. Space for fridge freezer, recess and plumbing for washing machine, tiling to floor, radiator and two steps to the second reception room with a further door to the garage.

#### SECOND RECEPTION ROOM

19' 11" x 9' 6" (6.09m x 2.92m)

Situated to the rear of the property with central fireplace with stone hearth and housing a stove and two uPVC double glazed windows to side with deeper sills overlooking the rear garden. Wooden flooring, timbers to ceiling, radiator and two wall light points.

#### FIRST FLOOR LANDING

UPVC double glazed tilt and turn window offers a lovely aspect towards the garden and farmland beyond and wooden stained doors to bedrooms and bathroom. Radiator, skylight and door to loft.

#### LOFT AREA

Boarded with window to the gable.

#### BEDROOM

12' 1" x 15' 7" (3.69m x 4.76m)

Double room situated to the front of the property with wooden double glazed window offering a lovely aspect beyond the road to the garden and garage, radiator, electric light and power.

#### BEDROOM

9' 6" x 10' 2" (2.91m x 3.12m)

Further double room is situated to the rear again with a uPVC double glazed tilt and turn opening pane offering a pleasant aspect to the garden and farmland beyond, radiator, electric light and power.

#### BEDROOM

12' 3" x 9' 7" (3.75m x 2.94m)

Double room offering a beautiful view through the uPVC double glazed tilt and turn opening window over the adjacent farmland and beyond towards Great Urswick and countryside beyond, radiator, electric light and power.

#### WC

Two piece suite comprising of WC and wash hand basin with fully tiled walls and ceiling light point.

#### BATHROOM

8' 9" x 9' 10" (2.67m x 3m)

Four piece suite in white comprising of WC with push button flush, panelled bath with side mounted taps, shower cubicle with glazed screen and pedestal wash hand basin. Modern panelling to walls, radiator and vinyl style marble effect tiled flooring.



UPVC double glazed window with tilt and turn pane offering a beautiful aspect over the adjacent farmland Urswick and the Tam, built in airing cupboard with factory insulated hot water tank, timer switch and shelving space. Door to dressing room and a further bedroom beyond.

#### DRESSING ROOM

10' 6" x 10' 4" (3.22m x 3.16m)

Some reduced head height to the side, exposed beam, uPVC double glazed window with tilt and turn opening pane, radiator, electric light and power. Door to bedroom.

#### BEDROOM

19' 6" x 10' 6" (5.94m x 3.2m)

Further double room with uPVC double glazed, tilt and turn picture window offering a beautiful aspect over the adjacent farmland and beyond towards Urswick with glimpses of the Tam. Loft access, two ceiling light points and power sockets.

#### INTEGRAL GARAGE

22' 2" x 10' 0" (6.77m x 3.07m)

Set of wooden folding doors to front, housing modern oil-fired boiler for the central heating and hot water systems with timer control clock, electric light and power. Two water taps and electric box switching to the garage over the road.

#### EXTERIOR

Enclosed rear garden space that is flagged for easier maintenance with borders around the perimeter which are particularly well stocked. Access to rear of the second reception room where there is the oil storage tank for the central heating system with the garden being sheltered and offering a pleasant outside seating space. To the front of the property is an enclosed front forecourt with gated access and steps to the front door. Across the road is a gated access to the front garden with wooden storage shed. Stepped access leads from the side of the garage to the lovely front garden with the front garden being beautifully presented offering an area of lawn with mature borders and trees around the perimeter. It offers a reasonable degree of privacy being elevated above the road and offers lovely views over the surrounding countryside.

#### GARAGE

Electric light, power and water with wooden doors.

