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£365,000



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PARKING

Sea View, Arrad Foot, Ulverston, LA12 7SL

For more information call **01229 445004**

2 New Market Street
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Lovely cottage property which is full of character, situated in a pleasant hamlet location just off the main A590 between Ulverston and Greenodd. Offering versatile accommodation of character that has been enjoyed and cared for by the current owners for many years and is now reluctantly offered for sale due to relocation. Comprising of kitchen/breakfast room, hall, lounge, dining room, study, porch and ground floor shower room with three bedrooms one with an ensuite to the first floor. Electric heating, stoves and uPVC double glazing. Its location offers open views beyond its own garden and surrounding countryside towards the Crake Estuary. Completing the cottage is the benefit of off-road parking and a beautiful garden that is particularly well cared for and tended by the current owners, offering an excellent outside space. On top of this the location offers convenient access to the nearby market town of Ulverston and this lovely no chain, cottage is considered suited to a range of buyers with early viewing both invited and recommended.



DIRECTIONS

Proceeding out of Ulverston along the A590 after the first dual carriage way turn left towards Arrad Foot. Proceed along the road and take the first turn on the left and then right up towards the property. The property has a name plate and is the middle one of the cottages.

The property can be found by using the following "What Three Words"

<https://what3words.com/howler.carbonate.column>

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: C

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains electric, water and drainage.

PLEASE NOTE: We are advised that each cottage owns its own frontage whilst giving permissive access.





Accessed through a half glazed front door opening directly into:

KITCHEN/BREAKFAST ROOM

15' 10" x 9' 2" (4.83m x 2.79m)
Well fitted with a range of shaker style base, wall and drawer units with granite worktop over incorporating inset stainless steel sink with mixer tap pine handles and shaded tiled upstands. Integrated appliances include electric Neff induction hob with cooker hood over, integrated freezer and fridge and built in Bosch double oven and grill. Recess and plumbing for washing machine and recess and plumbing for slim line dishwasher. Tiling to floor, inset lights to ceiling and an access point to loft area. UPVC double glazed window offering a fabulous view beyond the garden towards the estuary and woodland beyond and stepped access to the inner hall to the rear of the room.

INNER HALL

Stairs to first floor, door to rear yard area and further doors to dining room, lounge and shower room.



LOUNGE

11' 11" x 15' 0" (3.63m x 4.57m)
Accessed through a low half-glazed door with heavily beamed and timbered ceiling. Lovely, recessed fireplace with rustic flagged hearth and stove, uPVC double glazed window to side, four wall light points, and electric panel heater.

DINING ROOM

12' 5" x 11' 1" (3.78m x 3.38m)
Traditional slate flagged floor, rustic wooden lintel to the stone edged fireplace with slate hearth and wood burning stove with back boiler supplementing the hot water system. Alcove cupboard to the side with upper storage cupboards and lower shelving, uPVC double glazed window with deep sill offering a lovely aspect over the garden towards the estuary and countryside beyond. Electric panel heater, door to useful under stairs pantry/store and traditional painted door opening to the study.

UNDER STAIRS

Fitted coat hooks, slate flagged floor, open shelving and surface area.

STUDY

12' 5" x 8' 5" (3.78m x 2.57m)
UPVC double glazed window to front with deeper sill offering a lovely aspect over the garden and towards the estuary beyond, fitted wall cupboard to corner housing the electrics with the circuit breaker control points and electric meter.

SHOWER ROOM

5' 3" x 5' 9" (1.6m x 1.75m)
Modern ground floor shower room fitted with a three-piece suite comprising of quadrant shower cubicle, wash hand basin and concealed cistern, dual flush WC inset to a vanity unit with storage cupboards. UPVC double glazed pattern glass window and modern panelling to both ceiling and walls. Electric towel radiator, tiled floor and recessed alcove for display purposes.

FIRST FLOOR LANDING

Turn at the three-quarter level with access to a bedroom with the main landing having access to two further bedrooms.

BEDROOM

12' 5" x 11' 1" (3.78m x 3.38m)
Double room with uPVC double glazed window to front offering a deeper sill and fabulous view over the garden opposite towards the estuary and countryside beyond. Pine built in cupboard housing the factory insulated hot water tank with immersion heater and timer, above which there is useful shelved airing space. Electric panel heater and access to loft.

BEDROOM

12' 5" x 8' 5" (3.78m x 2.57m)
Double room situated to the front with deeper windowsill and uPVC double glazed window offering a lovely view over the garden and estuary beyond. Built-in wardrobe with coat hooks and hanging rail, electric panel heater and ceiling light point.

BEDROOM

11' 11" x 15' 0" (3.63m x 4.57m) widest points
'L'-shaped room with low-level uPVC double glazed window and Velux double glazed roof light. Built-in pine wardrobe with hanging rail, radiator and ceiling light point.

ENSUITE

7' 6" x 6' 11" (2.29m x 2.11m)
Modern three piece suite in white comprising of panelled bath with glazed shower screen and over bath electric shower, wash hand basin and WC in a vanity unit with drawers, storage cupboards, illuminated mirror above and glass shelving. Granite effect work surface, shaving mirror and exposed beam feature. Electric towel radiator, electric shaver point, extractor fan, modern panelling to walls and low-level uPVC double glazed pattern glass window.

EXTERIOR

Beautiful property which is the central one of three linked historical cottages. Accessed over a driveway with the property having its own private parking area to the front. At the side of the parking area there is gated access to the garden which has been well tended and cared for by the current owners. Initially is a slate flagged path and beautiful central Dahlia bed with well-stocked shrubbery to the perimeter. To the right hand side are a display of sweet pea towers and banked well stocked vegetable garden. An area of sloping lawn with mature apple trees, greenhouse and further ample sized borders stocked with a variety of shrubs, bushes and bedding plants. To the upper section of the garden are a sunny slate patio areas on two levels that offer a view over the garden and surrounding countryside. From here there is stepped access to a lovely partially covered decked area offering a perfect position to enjoy the garden and outlook. To the rear of here is a substantial garden storage shed with windows and set of double doors offering good garden storage space. Leaving the patio there is gated access to the lane and stepped access to a storage area where there is a further garden storage shed and log store. Behind the log store there is the former stone built "Privy" used for general storage purposes.