

JH
Homes

£695,000



2



2



1



DOUBLE GARAGE
& PARKING

4 Oxenholme Cottages,
Ulverston, LA12 9QB

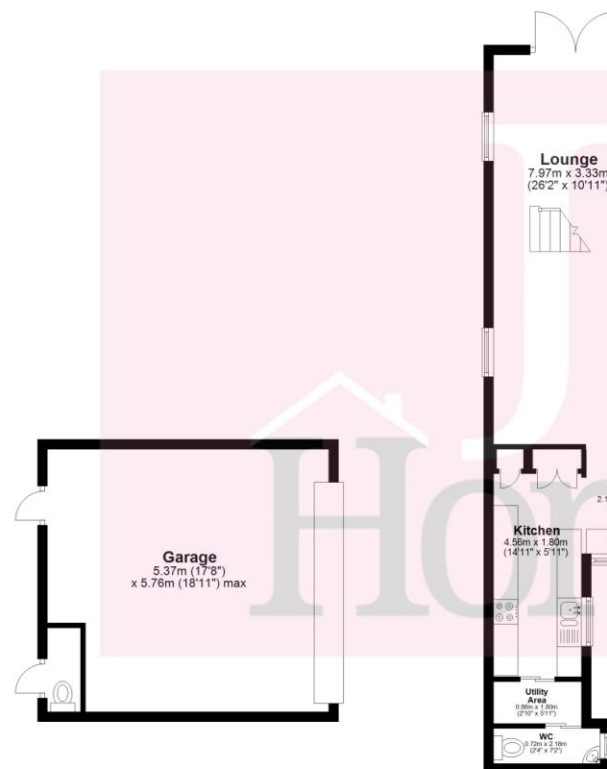
For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

JH
Homes

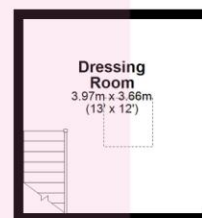
Ground Floor
Approx. 71.4 sq. metres (769.0 sq. feet)



First Floor
Approx. 34.1 sq. metres (366.9 sq. feet)



Second Floor
Approx. 14.5 sq. metres (156.2 sq. feet)



DIRECTIONS

Heading from Ulverston towards the Coast Road/A5087, immediately after Ulverston Leisure Centre on your left hand side, turn left into West End Lane and follow the road round to the right. Turn right into Brick Kiln Road and continue for a short distance and you will reach Oxenholm Cottages on your left. Continue to the end of the row where you will find the development.

The property can also be found by using the following "What Three Words" <https://w3w.co/innocence.couriers.woven>

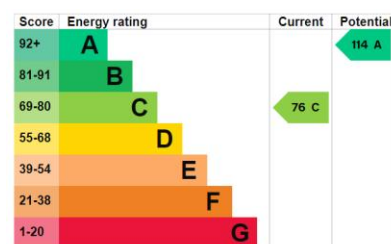
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: The Main House is a C and The Annex is an A

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains gas, electric and water are connected. Septic tank 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.

Resting in an idyllic countryside location on the edge of the traditional market town of Ulverston lies this incredible opportunity to acquire a traditional end of terrace house and detached annex, complete with ample parking, gardens and detached double garage. This versatile purchase would be suitable for growing families, those looking to house an older family member who still wants their own independence or to create an additional income. The main property has been immaculately maintained with many upgrades to include re-plumbing, re-wiring, new roofs and new garage. Comprising of open plan through lounge/diner with hand made wood staircase and toughened glass panels, wooden flooring, stunning Kitchen with integral appliances, utility area and cloaks/WC. To the first floor are two double bedrooms with fitted wardrobes, one with a shower cubicle and additional shower room plus a further dressing room situated in the roof. Completing the main house is a fabulous, enclosed lawn garden to the front with access to the side garden and enclosed yard to the rear with direct access to a parking area, double garage and external WC. The excellent addition of the detached annex completes this amazing purchase. Offering well equipped accommodation set over two floors with light and airy open plan living area, amply appointed kitchen and patio doors with access to a lawn garden. The first floor then offers a double bedroom. Situated close to the town centre of Ulverston with its charming, cobbled streets offering quaint shops, cafés, traditional pubs and wine bars as well as plenty of its many festivals throughout the year. On top of this the location offers excellent access to the scenic Lake District, plus beautiful coastal areas between Ulverston and Barrow as well as being a train ride away from Arncliffe.



LOUNGE/DINING ROOM

26' 2" x 10' 11" (7.98m x 3.33m)
UPVC French style double glazed double doors with a view of the front garden. Two uPVC double glazed windows to side, feature electric fire, stairs to first floor and open doorway to:

KITCHEN/BREAKFAST ROOM

14' 11" x 5' 11" (4.55m x 1.8m)
Fitted with a good range of base, wall and drawer units with Dekton worktop over incorporating one and a half bowl sink and drainer with mixer tap, chrome effect handles and contrasting splash back tiling. Integrated electric double oven, four ring gas hob with cooker hood over, further electric single oven, microwave, fridge/freezer and slimline dishwasher. UPVC double glazed window to side aspect and door to:

PORCH

7' 0" x 4' 8" (2.13m x 1.42m)
Space and plumbing for washing machine and door to:

UTILITY AREA

2' 10" x 5' 11" (0.86m x 1.8m)

WC

2' 4" x 7' 2" (0.71m x 2.18m)
Two piece suite comprising of WC and wash hand basin. Tiling, radiator and uPVC double glazed window to side.

FIRST FLOOR LANDING

Access to two bedrooms.

BEDROOM

10' 2" x 12' 0" (3.1m x 3.66m)
UPVC double glazed window to front with views, two double wardrobes, single wardrobe, shower cubicle and radiator.



BEDROOM

12' 6" x 12' 0" (3.81m x 3.66m)
Alcove cupboard/wardrobe, radiator and uPVC double glazed window to rear. Stairs to dressing room in roof and door to:

SHOWER ROOM

8' 8" x 5' 11" (2.64m x 1.8m)
Three piece suite comprising of shower cubicle, WC and wash hand vanity basin. Heated towel rail, full tiling to walls floor and ceiling and uPVC double glazed window to rear.

DRESSING ROOM

13' 0" x 12' 0" (3.96m x 3.66m)
Roof window and radiator.

EXTERIOR

Delightful front garden with countryside views, access to front French doors, access to side garden and yard to rear. Completing the outside space is an excellent sunroom/ar with light, power and external decking.

DOUBLE GARAGE

17' 8" x 18' 11" (5.38m x 5.77m)
Up and over door, light, power and WC accessed externally to the rear.

