



DIRECTIONS

Coming from Ulverston proceed along the Coast Road leave Ulverston and bypass Bardsea, then Baycliffe, Aldingham, Newbiggin and then as you approach Goadsbarrow turn right signposted Leece. When entering the village turn right by Henry Armer's and Field Mouse Cottage is on the left just before the next turn towards the Tarn.

The property can be found by using the following "What Three Words" <https://what3words.com/what3words///spice.observe.seemingly>

GENERAL INFORMATION

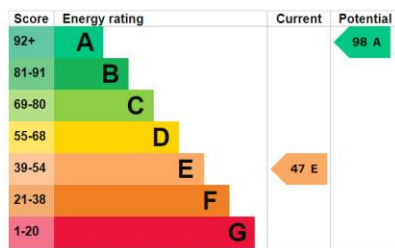
TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains drainage, gas, electric, water are all connected.

PLEASE NOTE: For the cost of £60 a year (£30 paid every six months) to Aldingham Parish Council the use of a parking space situated adjacent to the green opposite the cottage.



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.



£135,000



1



2



1



GARAGE & PARKING

**Field Mouse Cottage, 4 Park Terrace,
Leece, Ulverston, LA12 0TS**

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Charming traditional country cottage situated in the heart of the popular Low Furnace village of Leese which offers comfortable cosy accommodation with wood burning stove, uPVC double glazing, electric heating and is being sold with no onward chain. Comprising of lounge, kitchen/diner, double bedroom, shower room and further bedroom/study. Front forecourt and small yard area to rear with store. In addition to on road parking we are advised by the owner that the cottage also has the benefit at the cost of £60 per annum a reserved parking space from Aldingham Parish Council. This lovely cottage is suited to a range of buyers from the first-time purchaser to single occupier or professional couple and early viewing is both invited and recommended to appreciate this cosy cottage. The village of Leese itself has a picturesque green and Tarn and offers convenient access to Barrow and Ulverston.



Accessed through a solid wood front door into:

LOUNGE

8' 8" x 11' 11" (2.66m x 3.64m)

Cosy room with timbers to ceiling, recessed fireplace into chimney breast with slate hearth and stove. UPVC double glazed window to front with deeper sill offering an aspect over the forecourt and to the side towards the village tarn. Wood grain laminate flooring, electric meter box and traditional internal door with latch handle to kitchen/diner.

KITCHEN/DINER

10' 7" x 9' 5" (3.25m x 2.88m)

Fitted with a range of base cupboards with slate shaded work surface over incorporating Belfast style sink with mixer tap positioned in front of uPVC double glazed window to rear. Integrated electric hob and electric oven and recess and plumbing for washing machine and fridge. Electric panel heater, timbers to ceiling traditional wood panelling to one wall with a door to useful under stairs store with power, light and shelving. Traditional latch door to staircase to first floor and PVC stable style door with opening upper pane to rear yard area.

FIRST FLOOR LANDING

Access to bedrooms and shower room.

BEDROOM

9' 3" x 10' 8" (2.82m x 3.27m)

Double room with stripped wood flooring and partially exposed feature truss beam. Low level PVC double glazed window with deep sill offering a pleasant aspect over the green towards the tarn, electric panel heater, traditional cast fireplace feature for decorative purposes and built in airing cupboard with hot water storage tank. Access point to loft.

SHOWER ROOM

6' 5" x 5' 2" (1.96m x 1.60m) widest points

Three piece suite comprising of corner mounted wash basin, WC and shower cubicle with shower screen and tiled surround with an electric shower. Electric panel heater, wood grain effect laminate flooring and electric ceiling light.



BEDROOM/STUDY 4' 7" x 8' 11" (1.41m x 2.72m) UPVC double glazed twin opening window with deep sill to rear and open access to useful storage area with hanging rail and shelving over the stairs.

EXTERIOR Front forecourt garden area with stone retaining wall and gated access to path leading to the front door. Front border garden space with mature creeper to the front of the property. To the rear there is a small open yard area with space for fuel storage and a former WC for storage.

