



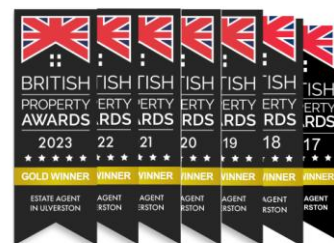
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**Estate Agency Act 1979**  
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## The Brambles Annex, Leece, Ulverston, Cumbria, LA12 0QS

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Superb traditional annex cottage situated in the heart of the popular Low Furness village of Leece offering either separate accommodation perfect for dual family occupation or additional letting income having had a successful track record or the ability to be combined to create a larger family home. Comprising of study/occasional bedroom, kitchen/diner, ground floor bathroom, lounge to first floor and double bedroom. The annex has a combination of storage heaters, some electric heaters and mixed double glazing.



Accessed through the main house or from a separate independent access at the front and back through composite style doors opening into:

**STUDY/OCCASIONAL BEDROOM**

7' 7" x 9' 0" (2.31m x 2.74m)  
UPVC double glazed window and open arch to inner hall area with access to stairs leading to the first floor and open access to:

**KITCHEN/DINER**

19' 6" x 9' 0" (5.94m x 2.74m)  
Fitted with a range of modern base, wall and drawer units with grey patterned work surface over incorporating one and a half bowl stainless steel sink and drainer with mixer tap and tiling to splashbacks. Recess for electric cooker, recess and plumbing for washing machine and space for fridge freezer. UPVC double glazed window giving an aspect to the rear garden with door to side and electric night storage heater.

**INNER HALL**

Radiator and coat hooks to wall. Access to bathroom and airing cupboard/store.

**STORAGE**

6' 0" x 4' 2" (1.83m x 1.27m)  
Housing the electric circuit breaker control box and factory insulated hot water storage tank.

**BATHROOM**

8' 3" x 8' 6" (2.51m x 2.59m)  
Fitted with a three piece suite in white comprising of paneled bath with glass shower screen and over bath shower, pedestal wash hand basin with mirror and shaver light above and WC with push button flush. Tiling to splash backs, vinyl tile effect flooring, electric towel rail, Dimplex fan heater and wood frame double glazed window to front with deep sill.



**FIRST FLOOR**

Stairs open to:

**LOUNGE**

18' 0" x 9' 0" (5.49m x 2.74m)  
UPVC double glazed window and door overlooking and accessing the garden and seating area. Electric storage heater.

**BEDROOM**

9' 1" x 9' 0" (2.77m x 2.74m)  
Double room with wood frame double glazed window to front with deeper sill, electric panel heater, electric light and power.

**EXTERIOR**

Immediately outside the door of the lounge is a small seating area overlooking the garden.

