

DIRECTIONS

Leaving Ulverston on Soutergate which then turns into Town Bank Road, stay on this road all the way through Broughton Beck to the A5092. At the junction turn left onto the A5092, cross the tops before dropping down into Grizebeck where the property can be found on the right hand side just after Grizebeck Service Station on the left.

The property can be found by using the following "What Three Words" <https://what3words.com/toxic.suspended.contents>

GENERAL INFORMATION

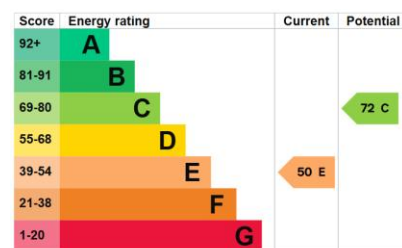
TENURE: Freehold

COUNCIL TAX: C

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Main services are electricity and water. Drainage is by way of a septic tank shared with the neighbouring property.

PLEASE NOTE: The property is subject to a Local Occupancy Clause through The Lake District National Park. Please contact the office for further information.



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.



£415,000



1



3



2



GARAGE & PARKING

1 Maltkiln Cottages, Grizebeck,
Kirkby-in-Furness, LA17 7XH

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Immaculately presented local occupancy property, situated on a roadside position with countryside views and an attached annex which is a successful holiday let generating an attractive income. The impeccable finish throughout the property is superb with stylish fixtures and fittings paired with contemporary décor. To the main house the ground floor accommodation offers an entrance hall, two bedrooms, dressing room and bathroom with four-piece suite with the first floor having an open plan kitchen/diner and spacious lounge with wood burning stove. The annex is access through the main house and has a shower room and utility cupboard to the ground floor with the first floor offering an open plan, lounge, bedroom and kitchen area. Complete with parking, courtyard garden to front and garage. This home is a true grand design style conversion which impresses you the minute you walk through the front door. Viewings essential to appreciate this beautiful home.



Accessed by way of a forecourt frontage to the main front door opening to:

PORCH
Tiled floor with internal door to the annex and further glazed door to the main property.

ENTRANCE HALL
Radiator, overhead lighting, modern oak internal doors to ground floor bathroom, storage cupboard, two bedrooms and contemporary oak staircase with glazed panels to first floor.

BEDROOM
17'0" x 15'7" (5.19m x 4.76m)
UPVC double glazed picture window facing the front with fitted blind overlooking the front courtyard garden and views towards the countryside. Inset lighting to ceiling, ample power sockets and modern electric panel heater. Open access to the side of the room to a walkin dressing room.

DRESSING ROOM
3'11" x 15'7" (1.20m x 4.76m)
Fitted hanging rails and shelving.

BEDROOM
12'0" x 9'3" (3.67m x 2.82m)
UPVC double glazed feature window with deep sill to front with fitted blind, inset lights to ceiling, wall mounted radiator and tv point.

BATHROOM
9'5" x 6'11" (2.89m x 2.12m)
Fitted with a contemporary stylish modern four piece suite comprising of quadrant shower cubide, bath with central taps, pedestal wash hand basin with monobloc mixer tap over and low flush WC. Built in fitted bathroom cabinet and chrome ladder style towel/radiator.

FIRST FLOOR
Open to:

KITCHEN/DINER
21'2" x 17'0" (6.47m x 5.19m) widest points
Stylish room with immense contrast of both modern and traditional with the exposed truss and beam. Modern quality kitchen fitted with a range of base, wall and drawer units with a highly polished grey granite work surface over incorporating sink and grooved drainer with mixer tap, metallic handles with granite upstands. Integrated five ring induction hob with cooker filter hood over and below are dual matching electric fan assisted ovens, integrated dishwasher, fridge and freezer inset to island area dividing the kitchen to the dining space.

DINING AREA
Dual uPVC double glazed windows with deep sills to the front offering a pleasant aspect and grey laminate flooring. Set of the oak doors provide access to pantry area.

LOUNGE
21'2" x 15'7" (6.47m x 4.76m)
Dual aspect windows to front and rear with open vaulted ceiling, exposed beams, stove set to a slate hearth, lighting, tv point and electric meter.



STUDIO ANNEX
HALLWAY
'L' shaped hallway with uPVC double-glazed window. Doors to useful store, shower room and garage. Stairs to first floor studio with LED lights to ceiling.

SHOWER ROOM
10'5" x 3'11" (3.19m x 1.20m)
Modern shower room with glazed shower cubicle, thermostatic shower with fixed rain head and flex track spray, vanity unit with inset sink and mixer tap and concealed WC cistern. Wall mounted towel radiator, fixed mirrors to wall and uPVC double glazed window.

GARAGE/WORKSHOP
13'11" x 12'1" (4.26m x 3.69m)
Wooden door with windows to the upper pane, electric light and power. Within the garage is the wall mounted electric boiler servicing both the house and annex. Excellent storage space with plumbing for a washing machine.

FIRST FLOOR
ANNEX
21'3" x 19'9" (6.48m x 6.02m) widest points
Open plan room offering lounge, kitchen and bedroom area of generous proportions. Two uPVC double glazed windows to front offering a lovely aspect over the surrounding countryside. The kitchen area offers a range of modern base, wall and drawer units with patterned work surface over incorporating one and a half stainless steel sink and drainer with mixer tap and tiling to splashbacks. Integrated Lamona hob with glass splashback, cooker filter hood over and low level double oven and grill below.

EXTERIOR
To the front of the property is off road parking and access to the garage. A small pedestrian gate opens to an enclosed courtyard with low retaining boundary wall.

