

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snaggy 360.

EPC To Follow



#### Estate Agency Act 1979

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GARAGE &  
PARKING

Sayles Cottage, Spark Bridge,  
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Wonderful traditional stone built property situated in an elevated picturesque location to the edge of the village of Spark Bridge. Occupying a commanding position with far reaching views over the surrounding countryside and is reluctantly offered for sale for the first time in many years due to relocation. Comprising of open porch, hall, lounge, dining room, kitchen, utility room and ground floor WC with two double bedrooms and a third single bedroom and shower room to the first floor. Gardens are to the front and rear of the property along with a small paddock which we are advised extends to approximately 1/3 of an acre, having separate roadside access. Complete with off road parking, substantial stone faced garage, uPVC double glazing, solid fuel central heating, oil fired Rayburn and supplementary solar water heating. Offering a perfect rural retreat to the edge of the Lake District National Park with spectacular views of the surrounding countryside including glimpses of the river Crake and farmland to either side of the property.



#### DIRECTIONS

From Greenodd having left the A590 proceed on the main A595 road taking the second turning on the right towards Spark Bridge. Proceed into the village and at the junction turn right over the bridge then 1st left proceed up the road and Sayles Cottage is located on the right after dropping down the hill and will be identified by the JH Homes 'For Sale' board.

The property can be found by using the following "What Three Words" What3Words  
<https://w3w.co/guards.homeward.hedge>

#### GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: E

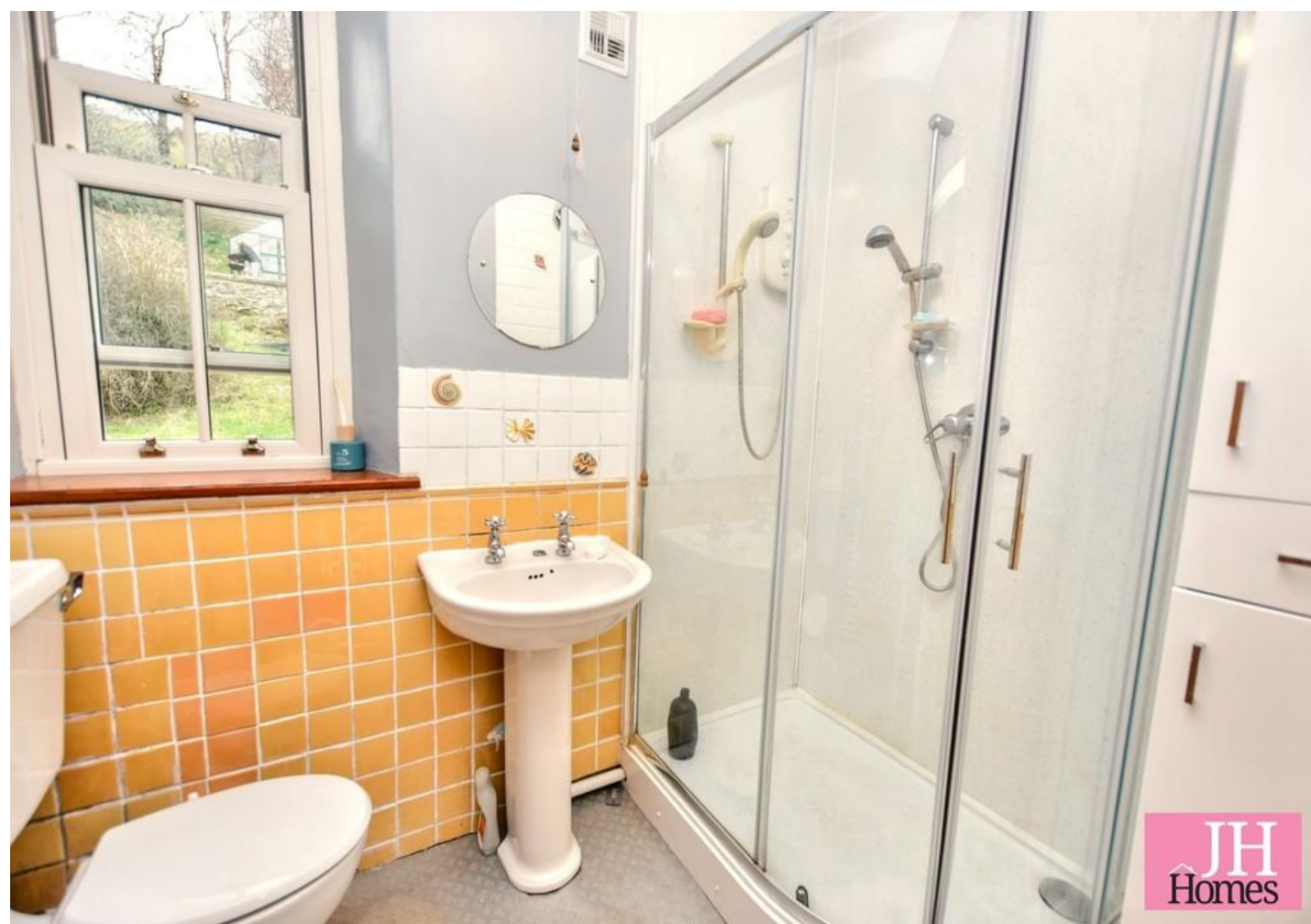
LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains electricity. Private water which we believe is spring fed and unfiltered. Drainage is by way of a septic tank.

PLEASE NOTE: There is a significant area of woodland extending to approximately 8 acres available by separate negotiation. Please contact the office for further details.









Accessed from the front by way of an open porch with slate windowsills leading to a modern composite double glazed door into:

**HALL**  
Tiled floor, radiator and feature staircase leading to the first floor with pitch pine newel post, handrails and spindles to either side of the staircase. Pitch pine doors to lounge and dining room.

**LOUNGE**  
16' 2" x 10' 4" (4.93m x 3.15m)  
Central, feature fireplace with traditional flagged hearth and housing Morso stove with tiled surround. UPVC double glazed sash window to the front offering an excellent view beyond the garden over the surrounding countryside and hills with fitted window seat. Picture rail, recessed alcove with shelving, two wall light points, ceiling light point and radiator. Second wooden door to rear of the room opens to an inner hall and the dining room.



**DINING ROOM**  
15' 3" x 10' 6" (4.65m x 3.2m)  
UPVC double glazed sash windows to both front and side, both giving a fabulous aspect, particularly to the side over the adjacent farmland, woodland, with the village of Spark Bridge in the distance. Pine fire surround with tiled hearth, cast and tiled inset housing a wood burning stove, Oak flooring, picture rail and open access to the rear to the kitchen with breakfast bar area.

**KITCHEN**  
8' 4" x 14' 4" (2.54m x 4.37m)  
Fitted with a modern range of solid wood base, wall and drawer units with textured granite work surface over housing stainless steel double sink unit with sloping drainer and Quooker hot water boiling tap. Yellow oil-fired Rayburn for cooking and providing hot water and with some adaption central heating, slate tile effect floor and uPVC double glazed sash windows with the rear window looking up towards the garden and woodland, and the side window looking to the adjacent farmland. Integrated Neff double oven and grill and induction hob, further built in appliances include a Neff fridge housed within a pantry style cupboard and Neff microwave above. Traditional door to utility room.

**UTILITY ROOM**  
13' 8" x 5' 10" (4.17m x 1.78m)  
Woodblock work surface with space under for washing machine and freezer, stove with back boiler for the central heating and to supplement hot water when lit. Belfast style sink set onto a brick stand with granite style surround, uPVC double glazed door to rear, single glazed windows and solid wooden door to porch.

**WC**  
WC, spotlight cluster, small window and tiled floor.

**PORCH**  
6' 6" x 5' 0" (1.98m x 1.52m)  
UPVC double glazed windows and door to side with polycarbonate style roof. Access to rear yard and onto the covered wood store.

**FIRST FLOOR LANDING**  
Access to bedrooms and shower room.

**BEDROOM**  
16' 7" x 10' 5" (5.05m x 3.18m)  
Double room with uPVC double glazed sash window to front offering a fabulous aspect over the gardens and paddock area as well as the beautiful surrounding countryside, radiator, light, power and built in double wardrobes with upper storage lockers.

**BEDROOM**  
16' 6" x 12' 1" (5.03m x 3.68m)  
Further double room with uPVC double glazed sash window to the front giving an excellent outlook over the surrounding countryside including River Crake. Radiator and built-in high-level storage cupboards. Set of double louvred doors to airing cupboard, with lagged hot water storage tank and shelf space.

**BEDROOM**  
8' 4" x 6' 10" (2.54m x 2.08m)  
Single room with uPVC double glazed sash window to side giving a spectacular view over the adjacent countryside towards River Crake and Spark Bridge in the distance, loft access point and radiator.

**SHOWER ROOM**  
5' 4" x 7' 4" (1.63m x 2.24m)  
Fitted with a three piece suite in white comprising of pedestal wash hand basin, WC and quadrant shower cubicle with two showers, one from the central heating and one electric. Modern panelling to shower cubicle, tiling to splash backs of the remaining walls and chrome ladder style towel radiator. UPVC double glazed sash window to the rear giving a pleasant aspect to the garden.

**EXTERIOR**  
The front garden has a stone retaining wall around the perimeter, artificial grass and mature borders. To the corner is a summer house with double doors, glass roof and windows around the perimeter offering a lovely seating area with views over the beautiful surrounding countryside. To the front of the garage is a brick set parking area accessed from the lane leading from the road. Immediately to the front of the garden is a concrete hardstanding offering parking and turning space, with gates to either side onto the adjacent farmland with rights of access over the drive through these gates for the farmer. Below the drive leading down to the road is an area of paddock which offers potential for many uses. The paddock area has a set of double gates accessing the road side. Substantial wooden building with two useful lean-to's to the side of it, with the building having electric light and power. Polytunnel and an enclosed area that has been an allotment area. To the side there is access to a covered log store with perspex panelled roof, external power socket and lighting. Beyond here is a flag patio and gated access to the front garden. From the rear porch there is a door to a useful storage room with steps to the side leading up to the sloping rear garden. The rear garden is of an excellent size with two aluminium green houses and two useful storage buildings. There is a sloping grassed garden with stone walls to either side. The upper greenhouse has a seating area around it offering beautiful views over the rooftops of the property and surrounding countryside. There are mature fruit trees, shrubs and bushes with the oil tank for the Rayburn to the immediate rear of the house.

**GARAGE**  
24' 10" x 14' 1" (7.57m x 4.29m)  
Substantial stone faced garage with wooden access doors, electric light and power.