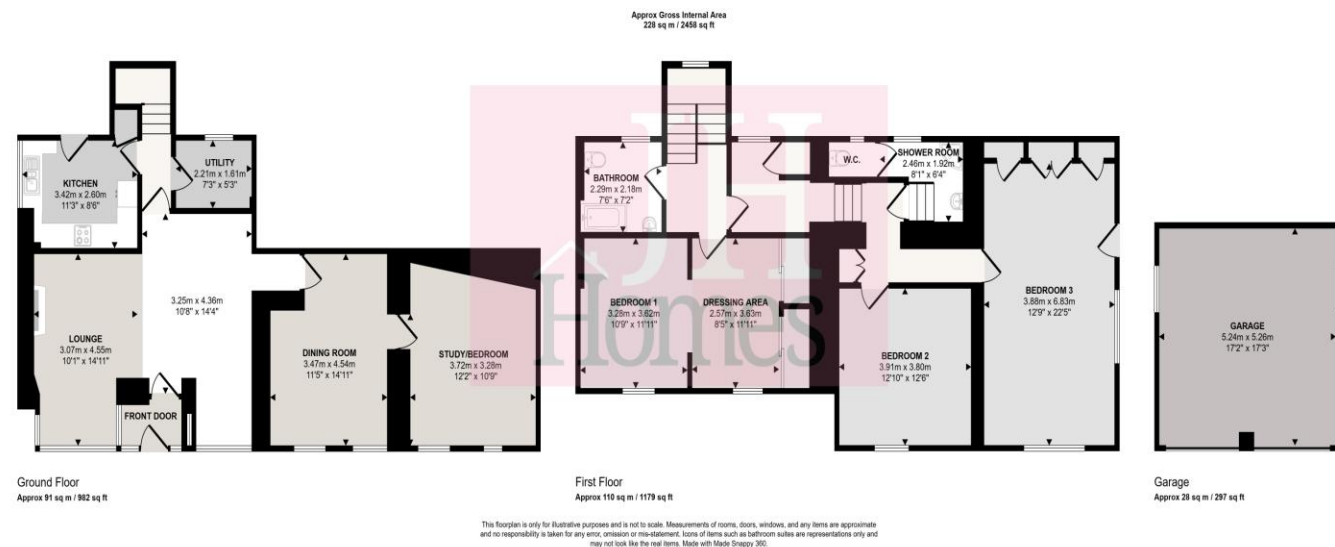


Estate Agency Act 1979
These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection 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.



£450,000



2/3



3/4



2



GARAGE & PARKING

Brookside Cottage, Arrad Foot, Ulverston, LA12 7SL

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Lovely, detached character cottage situated in this pleasing little hamlet situated between the market town of Ulverston and neighbouring villages of Greenodd and Penny Bridge. Set on an attractive plot with mature gardens surrounding it with the benefit of good off-road parking and detached double garage. Occupied by the current owners for many years and is now offered for sale due to a natural need to downsize. Comprising of porch, lounge, dining room, snug/study, kitchen, utility to the ground floor with three double bedrooms, family bathroom and separate shower room to the first floor. Oil fired central heating system, majority double glazing and the location offers convenient access to the A590 for travel towards Ulverston and Barrow in Furness as well as towards Newby Bridge, the Lake District National Park and M6 J36. Complete with attractive mature gardens that are well presented and are a lovely feature of the property. In all a great opportunity to purchase a well-proportioned and versatile home that offers great potential for ongoing modernisation and personalisation to any new owners requirements and needs.



DIRECTIONS

Leaving Ulverston towards Newby Bridge, proceed past Newland and onto the first area of dual carriageway, at the end of this turn left to Arrad Foot and the road sweeps round and Brookside is located on the left.

The property can be found by using the following "What Three Words" <https://w3w.co/charities.walking.dean>

GENERAL INFORMATION

- TENURE: Freehold
- COUNCIL TAX: G
- LOCAL AUTHORITY: Westmorland & Furness Council
- SERVICES: Mains electric, water and drainage. Heating is by way of oil.





Accessed through a traditional porch with half glazed wooden door opening into:

PORCH

Slate tiled floor and half glazed wooden feature door leading into:

LOUNGE

14' 11" x 20' 9" (4.55m x 6.32m) widest points
Two double glazed Bay windows to front, both giving a fabulous aspect over the lovely front garden and with double radiators below. Fireplace to one side with rustic wooden mantel shelf, flagged hearth and stone pointed inset with green enamelled Jotel wood burning stove. Two ceiling light points, power sockets, short flight of steps leading to the dining room and traditional wooden door to inner hall.

DINING ROOM

14' 11" x 11' 5" (4.55m x 3.48m)
UPVC double glazed window with deep sill to front giving a pleasant aspect to the attractive front garden and countryside beyond in the distance, radiator and connecting door with one step to the study/bedroom.

STUDY/BEDROOM

10' 9" x 12' 2" (3.28m x 3.71m)
Two windows to the front looking to the garden, one secondary glazed and one double. Painted natural rock outcrop offering an interesting feature, radiator and inset lights to ceiling.

INNER HALL

Access to kitchen, utility room and stairs to first floor with stripped wood newel post, handrail and spindles.

KITCHEN

8' 6" x 11' 3" (2.59m x 3.43m)
Fitted with a range of base, wall and drawer units with light patterned work surface over incorporating contrasting shaded one and a half bowl sink and drainer with mixer tap and tiling to upstands. Integrated low level Bosch oven and Bosch electric hob with cooker hood over, integrated fridge freezer, recess and plumbing for dishwasher and built in bookcase with radiator under. Stable door to rear garden area, window to side looking towards the drive and garage and pine door to an under stairs storage cupboard.



UTILITY ROOM

5' 3" x 7' 3" (1.6m x 2.21m)
Coat hooks to one wall, uPVC double glazed window to rear, plumbing for washing machine and Boulter oil fired boiler for the central heating and hot water systems. High level cupboards and useful "Sheila Maid" drying rack.

FIRST FLOOR LANDING

Half landing with double glazed window offering a pleasant aspect to the rear garden area and radiator. The main landing offers access to the bathroom and a bedroom as well as a door to the inner landing.

MASTER BEDROOM

11' 11" x 10' 9" (3.63m x 3.28m)
Spacious room which was originally two bedrooms. Two uPVC double glazed windows to front of a modern sash style offering a lovely aspect beyond the front garden with glimpses the estuary in the distance. Arch to a dressing area and radiator. Open to:

DRESSING AREA

11' 11" x 8' 5" (3.63m x 2.57m)
Fitted wardrobes to one wall with mirrored panels and radiator.

BATHROOM

7' 2" x 7' 6" (2.18m x 2.29m)
Fitted with a three piece suite in white comprising of pine panelled bath with over bath shower and shower rail, pedestal wash hand basin with shelf and mirror above and WC. Tiling to splashbacks, uPVC double glazed window with deep sill to rear with fitted blind, ladder style towel radiator, inset lights to ceiling and vinyl tile effect flooring.

INNER LANDING

UPVC double glazed window, airing cupboard housing factory insulated hot water tank and shelved airing space. Stepped access to the upper landing with radiator, skylight and built in storage cupboard.

BEDROOM

12' 6" x 12' 10" (3.81m x 3.91m)
Double room with uPVC double glazed window to front having deeper sill and offering a pleasant aspect to the garden, towards the estuary and the hills beyond. Radiator, electric light and power.

SHOWER ROOM

6' 4" x 8' 1" (1.93m x 2.46m)
Accessed from short flight of steps down from the landing. Fitted with a three piece suite split into two areas, the main room offers a shower area with uPVC double glazed window with tiled sill and quadrant shower cubicle with Mira electric shower and pedestal wash hand basin. Tiling to splash backs, radiator and exposed beam. Door to WC, radiator, single glazed window with extractor and cupboard housing the electric circuit breaker control point.

BEDROOM

22' 5" x 12' 9" (6.83m x 3.89m)
Substantial room situated to the far end of the property with radiators, wash hand basin set onto a pine washstand with tiled splash back, glass shelf and mirror. Sliding doors to useful storage cupboards with hanging rails, uPVC double glazed window to front and side as well as a door giving access to the side of the house which would be perfect as a separate annex if required.

EXTERIOR

Attractive gardens to front, sides and rear. Gated access to driveway and turning space, leading to a detached double garage.
The front garden is well stocked and presented with a variety of trees, shrubs and flowering bushes with lawn, rose arch and seating area.
To the side of the garage is access to the rear and a set of steps leading to an upper garden area which is well stocked with a variety of shrubs and bushes.
The rear garden has a pleasant sunny flagged seating area with brook running to the rear boundary of the property. Access to two useful outside stores. A path continues to the upper part of the garden where there is a mature Magnolia tree an attractive sheltered patio with lovely sunny aspects. Sloping grassed garden again with mature shrubs and bushes, fruit trees, vegetable plot, 6x8 greenhouse and well stocked borders. From here is access to the side with a gate to the lane at the side and path to the door to a bedroom. From here the path drops down and back to the front.

GARAGE

17' 3" x 17' 2" (5.26m x 5.23m)
Detached block garage with twin doors, two windows, electric light and power.