

DIRECTIONS

Entering Great Urswick from the Ulverston A590 direction, stay on the road with the Tarn to your left and you will come across the cottage on your right. If you reach the General Burgoyne Pub you have gone to far.

The property can also be found by using the following "What Three Words" <https://w3w.co/modem.classics.pelt>

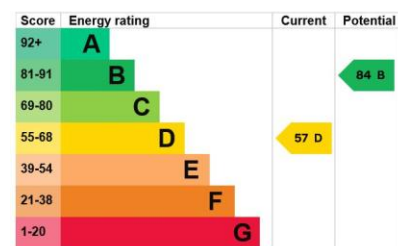
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: C

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains drainage, gas, water and electricity are all connected.



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.



£200,000



1



3



1

Cumbria Cottage, Great Urswick,
Ulverston, LA12 0SX

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN
www.jhhomes.net or contact@jhhomes.net

Exciting opportunity to purchase a lovely traditional terrace cottage property situated in an elevated position above the road and offering fabulous views over the picturesque Tarn and countryside beyond in the popular village of Urswick. Having been owned by the current occupiers for many years and is now reluctantly offered for the sale due to downsizing. Comprising of open plan lounge/dining room/kitchen, ground floor bathroom with three bedrooms over two floors. Completed to a high standard of presentation with uPVC double glazing and gas fired central heating system. Suited to a wide range of buyers with the village itself offering a public house nearby, primary school, walks from the doorstep and good access to the nearby town of Ulverston, Dalton & Barrow.



Accessed through a PVC door with double glazed inserts which opens to the lounge/dining room.

- LOUNGE**
11' 5" x 9' 0" (3.48m x 2.74m)
UPVC double glazed window to front offering a beautiful view towards the village tarn, radiator and an alcove display with glass shelves. Open to:
- DINING ROOM**
12' 10" x 8' 3" (3.91m x 2.51m)
Traditional feature, fireplace with wooden mantel shelf and slate hearth housing a stove. Feature wooden doors to an alcove storage cupboard, open access to kitchen and glazed door to hall.
- KITCHEN**
8' 9" x 6' 9" (2.67m x 2.06m)
Fitted with a range of base and drawer units with patterned work surface over incorporating stainless steel sink and drainer with mixer tap. Integrated low level oven and gas hob, recess and plumbing for washing machine, uPVC double glazed windows and PVC door with glazed inserts to rear.
- INNER HALL**
Stairs to first floor and door to bathroom.
- BATHROOM**
8' 9" x 4' 5" (2.67m x 1.35m)
Fitted with a three-piece suite in white comprising of WC with feature wood clad cistern, wall hung wash basin with mixer tap and mirror fronted bathroom cabinet over and bath with glazed shower screen and over bath thermostatic shower. Tiling to walls and pine panel ceiling. Woodgrain effect flooring, ladder style towel radiator and uPVC double glazed window to rear with pattern glass pane and blind.
- FIRST FLOOR LANDING**
Access to two bedrooms.
- BEDROOM**
11' 5" x 9' 0" (3.48m x 2.74m)
Double room with uPVC double glazed window to front with deep sill offering a fabulous view over the village tarn and surrounding countryside and radiator.



- BEDROOM**
12' 10" x 8' 4" (3.91m x 2.54m)
Further double room with uPVC double glazed window to rear with pleasant outlook, built-in cupboard with high gloss doors concealing the central heating boiler for the heating and hot water systems and door to staircase to a further bedroom.
- BEDROOM**
20' 7" x 11' 5" (6.27m x 3.48m) widest points
Dormer window to front with tilt and turn pane offering beautiful panoramic views, skylight to rear and eaves storage areas.
- EXTERIOR**
To the front of the property is a pedestrian gate accessed by a short flight of steps up to the front door. The front forecourt area is gravelled and offers fabulous views over Urswick Tarn and surrounding countryside and beyond. To the rear is an open plan gravelled yard area shared with neighbouring properties with gated vehicle access to the neighbouring property Tythe Barn. The rear of the property is a power socket, water tap, an area for fuel and bin storage as well as drying space.

