

DIRECTIONS

Proceed down the A595 towards Grizebeck from Ulverston, as you reach the bottom of the hill and see the filling station on your left, turn left and after a short distance the property is on your left.

It can be found by using the following "What Three Words" What3Words <https://w3w.co/pimples.strong.replayed>

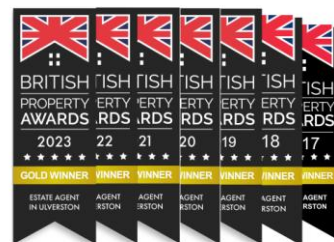
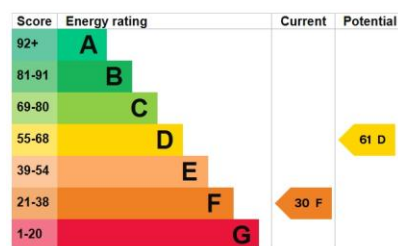
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: B

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains electric and water. LPG gas central heating and septic tank



Estate Agency Act 1979

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OFF ROAD
PARKING

1 Spring Gardens, Grizebeck,
Kirkby-in-Furness, LA17 7XJ

For more information call **01229 445004**

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

A beautifully appointed end terrace cottage property situated in the small village of Grizebeck to the edge of the National Park Boundary. The property is currently used as a successful holiday let and is therefore offered vacant with no upper chain, perfect for either permanent home use or indeed continuation of the business with current furnishings also available if required. The cottage benefits from off road parking and pleasant forecourt garden with sunny elevations. The beautifully presented accommodation comprises of entrance porch, lounge, dining room, kitchen, two double bedrooms and spacious bathroom. There is bottled gas central heating, wood framed double glazing and a lovely stove positioned in the lounge, making an attractive feature. The village offers a public house, community centre and filling station, perfectly positioned on the edge of the Lake District National Park for exploring the southern and western lakes. In all a super property that will not disappoint, with early viewing invited and recommended and perfect for a wide range of buyers.



Accessed through half-glazed door opening into:

PORCH

Tiled floor, half tiled walls, double glazed windows and coat hooks to wall with a fan light and traditional door to:

LOUNGE

16' 2" x 12' 9" (4.93m x 3.89m)

Well-proportioned with character retained, exposed timbers to ceiling and central feature fireplace with wooden mantle shelf/edged tiled hearth housing a woodburning stove. Recessed alcove/display area with TV bracket to side. Open under stairs area maximising usable space, radiator, wooden flooring and staircase to rear of room. Wooden door with latch handle gives access to:

DINING ROOM

8' 10" x 13' 1" (2.69m x 3.99m)

Double radiator, timber features to ceiling and continuation of wooden flooring. Wood frame double glazed window to rear and cupboard concealing Baxi boiler for central heating and hot water systems from bottled gas supply. Traditional style door with latch handle gives access to:

LOBBY

Coat hooks, half-glazed door to rear and stepped access to kitchen.

KITCHEN

12' 11" x 9' 9" (3.94m x 2.97m)

Fitted with a range of solid wood base, wall and drawer units, including glazed display cabinets, with light patterned worktop over incorporating single sink with drainer, mixer tap and splash back tiling. Electric hob with cooker hood and canopy above, low-level electric oven, recess and plumbing for washing machine, recess for fridge and tiled floors. Two wooden double-glazed windows to front and side, increasing natural light with front window having feature wooden exposed lintel. Two ceiling light points and radiator, offering an attractive kitchen.

FIRST FLOOR LANDING

Gives access to two bedrooms and bathroom, with an access point to loft and air circulation vent point.

BEDROOM

12' 4" x 13' 5" (3.76m x 4.09m)

Feature papered wall, stripped wood flooring and a decorative fireplace feature with slate hearth making a lovely focal point to the room. Double radiator, double glazed window with deeper sill to front and a wooden lintel offering pleasant view of the village.



BATHROOM

Fitted with a three piece suite in white comprising of a corner bath with glazed shower screen and electric shower over, pedestal wash hand basin and WC with pushbutton flush. Half tiling to walls around sanitary fittings with additional tiling around bath. Double glazed pattern glass window with deeper sill, extractor fan, double radiator and feature stripped wood flooring. Traditional door to storage area over stairs.

BEDROOM

13' 2" x 9' 11" (4.01m x 3.02m)

Situated to rear of property with vaulted ceiling, exposed beams and feature paper wall. Radiator, double glazed window with deep sill and Velux skylight.

EXTERIOR

Off-road parking bay with fenced and gated access to front garden area. Grassed with raised slate patio area making a pleasant sunny seating space with mature shrubs and bushes and a beck to the far end. To rear of property a shared yard area for bin storage with a small store. Yard contains gas tanks for heating system and gate provides access to side which leads to front of property.

