

2 BECKSIDE COTTAGE, LITTLE URSWICK, ULVERSTON, CUMBRIA, LA12 0PY

EXTERNALLY

Number 2 Beckside Cottage is approached from the front via designated off road parking leading to a pathway lead to the front door as you pass the lawned garden with raised planted border whilst there is a low boundary enclosed stone wall. Timber shed included in the sale.

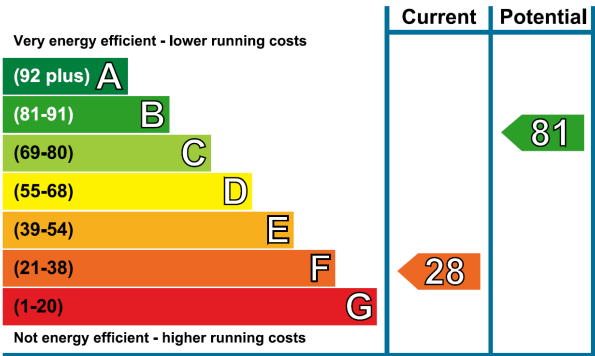
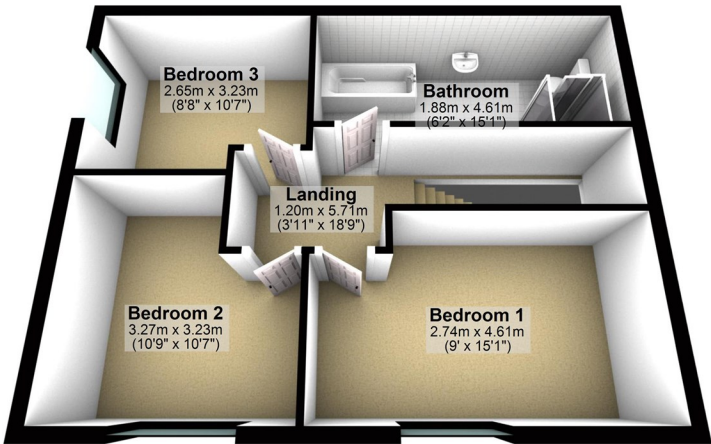
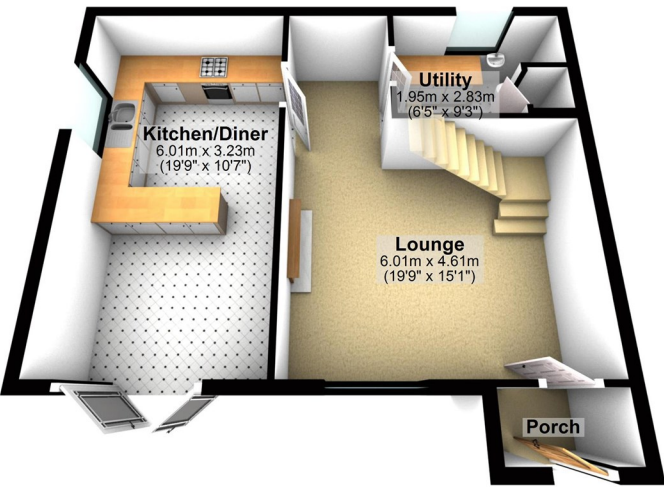
DIRECTIONS

From our office proceed to the traffic lights, turn right onto the A590, heading towards Swarthmoor, proceed along here signposted at High Carley Crossroads turn left towards the village of Great Urswick, proceed through the village, continue through Little Urswick, continue along the road until you reach the T junction. Signposted left for Scales, take the right hand turn, then turn immediately left as though you are going towards Gleaston. The property is located on the corner, look for the pink for sale sign.

COUNCIL TAX – Band C

LOCAL AUTHORITY- South Lakeland District Council

Viewing strictly through sole selling agent.



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.



Three Bedroom Barn Conversion
Outskirts Of Little Urswick
FOR SALE £269,950



2 Beckside Cottage, Little Urswick, Ulverston, Cumbria, LA12 0PY

Situated on the outskirts of Little Urswick in a rural location, this extended barn conversion with some characteristic detail offers scenic views to open fields. The internal accommodation provides spacious reception room, utility room incorporating wc and wash hand basin, fitted kitchen/diner providing plenty of natural light. To the first floor are three bedrooms and spacious bathroom comprising of a four piece suite. The property will appeal to family purchasers or a couple whilst benefits from electric heating and double glazed windows. Garden frontage and parking allocation. Early viewing is highly recommended.

For more information call 01229 231374 or 445004

2 New Market Street
Ulverston
Cumbria
LA12 7LN

EPC Rating: F

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ACCOMMODATION

The property is approached from the front via off road parking which in turn provides access by a small gate with pathway leading to the front porch. This well presented barn conversion situated to the outskirts of the village of Little Urswick provides a picturesque rural setting with open aspect views to fields. The property has being extended to create a free flowing property.

Approaching via the porch and wooden front door opens directly into the entrance porch with a further door opening into the spacious living/ dining room

RECEPTION ROOM 6.01m (19'9") x 4.61m (15'1")
A large and spacious main reception room featuring light and airy accommodation attained through a double glazed window to the front elevation creating a truly warm and welcoming room whilst centering around a Multifuel stove with exposed stone work to the sides and oak beam, neutrally decor to the walls, overhead light, wall mounted night storage heater, tv point and internal doors provide access to the utility/cloakroom, kitchen. Stairs provide access to the first floor.



KITCHEN/DINER 6.01m (19'9") x 3.23m (10'7")
A well proportioned modern fitted kitchen containing a dining area. The kitchen/ diner is part of the extension and benefits from a three sided working space with peninsula display units, comprehensive range of base and wall units, while benefiting from a double glazed window to the side elevation. The kitchen features a recess space for a slot in cooker with fitted extractor hood over, has an integrated dishwasher and there is a further space for a fridge. Wall mounted night storage heater, wall and floor tiling, recessed lighting to the ceiling with under pelmet lighting and power points as well as further access through to the dining room. There is exposed stone walling, Upvc door with fixed side window providing plenty of natural daylight while benefiting from uninterrupted views.



UTILITY/CLOAKROOM 1.95m (6'5") x 2.83m (9'3")
An additional work area with double glazed window to the rear and provides a tiled finish to the floor and further recess space for a washing machine and dryer. There is a wc and wall mounted wash hand basin, built in cupboard housing the hot water tank. Within the room there is overhead lighting and power points.

Stairs from the main reception room lead to the first floor landing.

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BEDROOM ONE 2.74m (9') x 4.61m (15'1")
This is a spacious master double bedroom with double glazed window allowing views across the fields. Exposed beam, wall mounted storage heater, The room has wall lights and central light and power points.



BEDROOM TWO 3.27m (10'9") x 3.32m (10'7")
A second double bedroom situated to the front of the property with a double glazed window. The room features a part open vaulted ceiling, and provides light, power points and a wall mounted heater.



BEDROOM THREE 2.65m (8'8") x 3.23m (10'7")
A third bedroom which is currently used as a home office/single bedroom. Having exposed stonework, and beam, overhead light, telephone point and power points. Double glazed window to the side elevation.



BATHROOM 1.88m (6'2") x 4.61m (15'1")
Comprises a modern fitted four piece suite in white which includes a bath and an additional separate walk in shower cubicle housing a thermostatic controlled shower. The room also contains a WC and vanity wash hand basin with fitted storage and has been finished with wall and floor tiling with under floor heating. There is a velux window, wall mounted heater.

