



FREEHOLD

CROWN COTTAGE, GLEASTON, ULVERSTON, LA12 0QB

£295,000

FEATURES

Delightful Semi Detached Cottage

Well Presented & Comfortable Home

Lovely Open Plan Living/Dining/Kitchen

Three Double Bedrooms

En-Suite & Four Piece Bathroom

Gas (Bottled) Central Heating System

UPVC Double Glazing, Sash Style To Front

Offered Vacant With No Upper Chain

Perfect For A Range Of Buyers

Good Access To Ulverston & Barrow



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  1
  3
  On Road Parking



Offering a superb traditional home which was converted from the former Crown Public House in the popular low furnace village of Gleaston. This comfortable and well presented home is for sale due to relocation and is offered vacant having no upper chain. The accommodation comprises of an entrance hall, a stylish open plan living/dining/kitchen and to the upper two floors are three bedrooms (one ensuite) and a four-piece family bathroom. There are attractive garden areas to the front and rear designed for easier maintenance with designated on road parking to the front. The property also has modern uPVC double glazing and a gas fired central heating system from a bottled gas supply. In all an excellent property offering accommodation perfect for a range of buyers in this great location which offers convenient to access to Ulverston and Barrow -in- Furness, as well as the coast and Morecambe Bay. An excellent home with early viewing invited and recommended.

This excellent cottage home is accessed through a modern composite door with an upper pane. Opening into:

ENTRANCE HALL

Wood grain effect flooring which continues through into the adjacent open plan living/dining room and kitchen. The hall has attractive decor with a feature papered wall and wooden handrail, feature finials to the end of the staircase and a modern column radiator. A lovely traditional stripped wood door with latch handle opens to:

LIVING / DINING / KITCHEN

27' 0" x 18' 1" (8.23m x 5.51m)

A fantastic room of spacious proportions that is both light and airy with uPVC double glazed sash style windows to the front and further uPVC double glazed windows to the side and rear, plus a set of PVC double glazed French doors opening into the rear garden area. This room is naturally divided with the front living area having a fantastic central feature fireplace with a multi fuel stove, flagged hearth and tiled inset with a rustic wooden mantle shelf above. There is a central island divide to the kitchen area with a slate breakfast bar offering excellent work and dining space, and the kitchen is fitted with an attractive range of base and wall cupboards, a range of white high gloss decor panels and modern metallic bar handles. Integrated appliances include an induction hob inset to the slate work surface

with a floating cooker hood above a built-in double oven, integrated dishwasher, washer/dryer and a recessed sink with mixer tap and grooved drainer. There is also a freestanding larder unit to the side of the room with upper cupboards and lower drawers, offering excellent storage space. In addition, there is space for a freestanding fridge/freezer, a ceiling light point and spotlights, a set of French doors to the rear garden and a cupboard housing the circuit breaker control points and meter. Complete with two modern column radiators and a door to an excellent understairs store, in all a spacious and stylish room that will be fully appreciated upon inspection.

FIRST FLOOR LANDING

From the entrance hall the stairs lead the first floor with a central carpet tread and carpet rails, plus a wooden handrail with the landing having a feature newel post handrail and spindles, a continuation of the attractive décor, a radiator and inset lights to the ceiling. Modern wooden doors provide access to two bedrooms and a bathroom. The staircase then returns and continues to the top floor.

BEDROOM

13' 6" x 11' 11" (4.11m x 3.63m)

Lovely double room of spacious proportions which is light and bright with a set of uPVC double glazed sash windows to the front and a further uPVC double glazed window to the side. The room has attractive decor in

white with a feature paper wall, feature doors to an over stairs wardrobe area with hanging rails and shelving, plus a modern column radiator and a mezzanine area to the side of the room.

BEDROOM

12' 6" x 10' 0" (3.81m x 3.05m)

Situated to the rear of the property and has uPVC double glazed windows to the side and rear with deeper sills. There is pleasant light decor with a feature paper wall, double radiator and wardrobes to one wall with three mirror panel doors.

BATHROOM

Fitted with a modern four piece suite in white comprising of a panel bath with corner positioned mixer tap, WC, pedestal wash hand basin with mixer tap and glass shelf above, shower cubicle with thermostatic shower and ceiling mounted rain-head shower. There is tiling to the shower cubicle in a white brick shaped tile with matching tiling to half the remaining walls, an extractor fan to the ceiling, chrome towel radiator and a grey high gloss storage cupboard to the corner of the room.

SECOND FLOOR LANDING

From the first floor landing the staircase returns to the top floor with white painted newel post, oak handrail and spindles. The top floor landing has a modern wooden door giving access to the bedroom.

BEDROOM

15' 4" x 11' 10" (4.67m x 3.61m)

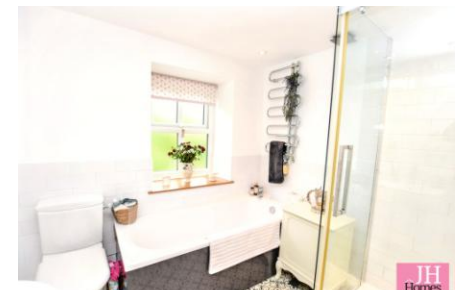
Very spacious double room that has two exposed feature beams, a Velux double glazed rooflight and a uPVC double glazed window to the gable. With attractive decor, feature papered areas, inset lights and a double radiator. Plus a door to a useful eaves storage area and further wooden door to:

ENSUITE

Fitted with a three-piece suite in white comprising of a glazed shower cubicle with thermostatic shower, pedestal wash hand basin with mixer tap, tiled splashback and WC. Light point to the ceiling and a spotlight, extractor fan, chrome ladder style towel radiator and stripped wood flooring, making an excellent top floor suite.

EXTERIOR

To the front of the property there is an attractive forecourt garden area with low wall and central gate, plus a gravel path that leads towards the front door. This area provides a pleasant seating space with border shrubs, bushes and a mature cherry tree. There is on road designated parking to the front of the property for several vehicles which is tarmacked with brick set edging and has gated access to the side of the house. This area also has a fuel bunker, an excellent garden store and gas tank storage area for the central heating system. From here there is a gate to the rear garden area which has a lower flagged patio with a raised slate edge border, mature Bay Tree and French doors connecting to the kitchen, along with a power socket and water tap. There is an open garden shelter offering a pleasant, covered seating area with light point, and to the side traditional stone steps lead up to a terraced garden area with artificial grass offering pleasant seating areas with screening to the sides. To the upper section there is a hot tub with covered canvas style canopy. In all the superb area of rear garden space complimenting this lovely property.



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GENERAL INFORMATION

TENURE: Freehold

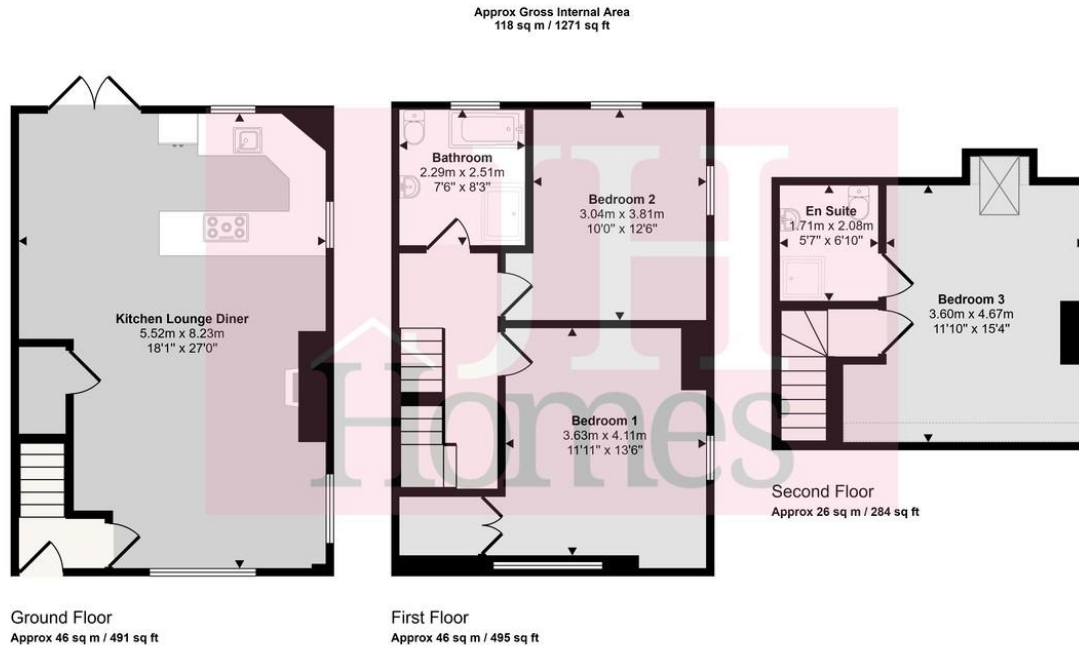
COUNCIL TAX: D

LOCAL AUTHORITY: Westmorland and Furness Council

SERVICES: Mains drainage, electric, water are all connected, plus LPG gas

DIRECTIONS:

From our office head North on Market Street with the Farmers Arms facing you at the top of the street. Turn left onto Queen Street then at the traffic lights proceed straight ahead onto Princes Street. Proceed along the road passing the former Mercedes garage, train station and UVHS heading towards Mountbarrow Road service station. Continue straight on and at the cattle grid turn immediately right towards Urswick, at the second cattle grid continue straight ahead down the lane and turn first left sign posted Urswick and Gleaston. Turn left at the next junction and at the following "T" junction, turn right onto Long Lane, heading toward Stainton. Take your first left onto Ulverston Road and as you enter Gleaston, continue straight on and the property can be found on the right towards the centre. It can also be found by using the following "What Three Words" <https://w3w.co/than.landowner.first>



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 Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

