

FREEHOLD



BELL-FAST, CHAPELS, KIRKBY-IN-FURNESS, LA17 7XY

£325,000

FEATURES

- Charming Character Property
- Lovely Quiet Hamlet Location
- Adjacent To & Views Over Countryside
- Lounge/Dining Room With Balcony
- Kitchen Dining/Breakfast Room
- Three Bedrooms
- Oil CH System & Double Glazing
- Great Potential To Modernise & Personalise
- Garage/Store Close By
- Lovely Rural Location With Great Views



 1  1  3  On Road Parking

JH
Homes

Nestled in a peaceful, tucked-away enclave, this is a truly charming cottage that offers a sense of rural tranquillity in the Hamlet of Chapels. This beautiful and individual home would offer a perfect countryside lifestyle for a range of buyers including the professional couple, retirees or those looking for an escape in a peaceful spot on the edge of The Lake District National Park. The property is offered vacant having no chain and offers comfortable accommodation which briefly comprises of an entrance hall with access to the bathroom and staircases to the upper and lower ground floors. The upper floor has a landing with access to the kitchen/diner and a light filled lounge, with a door to the balcony for your morning coffee and beautiful uninterrupted views over the woodland and the hillside with grazing sheep. The lower ground floor offers access to two/three bedrooms and a sunroom. The property has oil central heating, a mixture of uPVC and wood double glazing and a nearby garage/store. The charming private cottage garden with a delightful stream, creates a perfect countryside oasis with a relaxing atmosphere. In all a super property in a most lovely location with early viewing invited.

The property is accessed via a path which leads to the garden. A wooden front door opens into:

ENTRANCE HALL

Positioned to the middle of the house and has the staircases to the upper and lower ground floors. There is a radiator behind a decorative cover and a double-glazed roof light.

BATHROOM

Fitted with a coloured three-piece suite comprising of a bath with over bath shower, WC and wash hand basin with high-level storage cupboards including the water tank. Complete with a roof light overall offers good potential for general replacement and modernisation.

FIRST FLOOR LANDING

With built in cupboards and provides access to the kitchen/diner and lounge.

LOUNGE

13' 3" x 18' 8" (4.04m x 5.69m) max

A well-proportioned room which is light and airy with white painted walls and exposed stonework. Three uPVC double glazed windows and one wood framed double glazed picture window, all offering lovely private aspects of the garden and surrounding countryside beyond. There is also a wooden stable door opening to a balcony for your morning coffee and a tranquil spot for reading, nature watching with grazing sheep, deer, pheasants and some very happy local cats. Complete with a single and double radiator, plus central fireplace with flagged hearth and wooden mantle which is currently blocked but can be easily opened to enjoy an open fire, offering a cosy comfortable room surrounded by beautiful views.

KITCHEN/DINER

8' 6" x 15' 7" (2.59m x 4.75m)

Fitted with a range of base, wall and drawer units with patterned worktop over incorporating stainless steel sink unit with drainer and splash back tiling. Recess and point for an electric cooker, plumbing for a washing machine and space for a

fridge. The room has ample space for a family sized dining table, and there is a uPVC double glazed window offering a fabulous aspect over the adjacent countryside and woodland beyond.

HALL

The lower ground floor has a radiator, a door to an understairs cupboard and doors to the bedrooms.

BEDROOM

8' 6" x 15' 0" (2.59m x 4.57m) max

Double bedroom with a uPVC double glazed window to the side, offering a pleasant aspect to the garden. There are also timber features to the ceiling and a radiator.

BEDROOM

8' 8" x 10' 0" (2.64m x 3.05m)

Further double with a uPVC double glazed window offering an outlook towards the stream and countryside beyond. Complete with a radiator and timbers to the ceiling.

BEDROOM/SITTING ROOM

12' 7" x 7' 9" (3.84m x 2.36m)

Versatile space currently utilised and dressed as a sitting room but would make an ample double bedroom if required. With a radiator, woodgrain laminate flooring and a wood frame single glazed door opening to a lovely sunroom. This has a further door to the garden and offers a pleasant aspect to the back/garden and countryside beyond.

EXTERIOR

The property is accessed via a gravel path from the centre of the hamlet which opens to a beautiful garden. The garden is well stocked with a variety of mature shrubs, bushes and a Granny Smith apple tree, has gravel paths and occasional stepping stones leading to the lower garden area, where there is lawn and a barbecue with an external boiler for the heating and hot water system. The garden is full of cottage charm and the sounds of nature with conversing sheep in the adjacent field. The small stream at the bottom adds a refreshing soundtrack to what could be your perfect life in the countryside. To the side of the front door there is access to the oil storage tank for the central heating system and bin storage. A short distance from the property, there is a substantial stone garage/store with electricity which can be used as a workshop, offering a good general storage space and parking for a smaller vehicle directly in front. The local authority is in the final stages of discussions to build a small car park for the residents in the field at the bottom of the Hamlet entry.



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GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: B

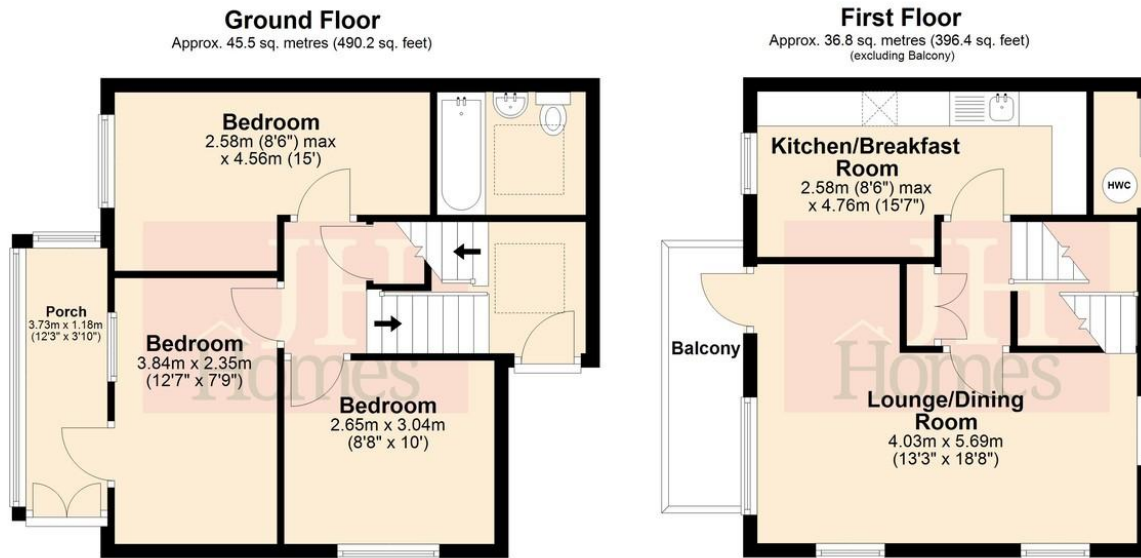
LOCAL AUTHORITY: Westmorland and Furness Council

SERVICES: Mains drainage, electric, water are all connected. Oil central heating system

DIRECTIONS:

Proceeding through the village of Kirkby in Furness heading towards the Lakes, with the Primary school on the right-hand side, proceed down the dip with Marshside on your left and then turn right to Chapels, where the road alterations are taking place. Follow the road and before the road turns to the right, turn left into the hamlet. The property is toward the top of the drive on the left, and the parking is in front of the garage building on the left (upper unit). On foot proceed up the lane and you will see a sign to "Bell-Fast", follow the gravel path to the property.

It can also be found following the What3Word reference <https://w3w.co/trifling.burden.heartburn>



Total area: approx. 82.4 sq. metres (886.7 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 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.

