

FREEHOLD



# THE FOLD, GRIZEBECK, KIRKBY-IN-FURNESS, LA17 7XJ

## £245,000

### FEATURES

Charming End Terraced Cottage

Popular & Convenient Village Location

Well Presented Throughout

Cosy Lounge With Stove

Fitted Kitchen/Diner With Appliances

Two Double Bedrooms

En-Suite & Modern Bathroom

Tanked Gas Central Heating System & Double Glazing

Off Road Parking & Attractive Garden To Rear

A lovely Home With Viewing Invited & Recommended



1



1



2



Off Road Parking



The Fold offers a most comfortable and cosy cottage property situated at the end of a short terrace in the popular village of Grizebeck, to the edge of the Lake District National Park boundary. The Property offers a comfortable well-presented home with character and the advantage of off-road parking and an attractive garden to the rear. The accommodation comprises of a porch, lounge, kitchen/diner, rear porch, and the first-floor master bedroom with ensuite WC, bedroom two and bathroom. The property has bulk tank gas central heating system, uPVC double glazing and a good standard presentation throughout. The village of Grizebeck has a popular village pub called Greyhound and a service station, whilst offering excellent access to Ulverston, Kirkby, Askam and Barrow in Furness; a perfect location for exploring the Southern Lake District and West Coast. In all a great property perfect for a range of buyers with early viewing invited and recommended.

This lovely cottage home is accessed through a feature PVC double glazed front door, opening into:

#### **PORCH**

Tiling to the floor, a further uPVC double glazed window, rustic feature coat hooks and shelves and a pine glazed door opening to:

#### **LOUNGE**

*18' 11" x 10' 6" (5.77m x 3.2m)*

A lovely room of character with heavy timbers to the ceiling and an attractive central fireplace feature with a slate lintel and hearth, stone inset and a log burning stove, making a fabulous focal point to the room. Pine door to a useful under stairs store, radiator and a uPVC double-glazed window to the front with deeper wooden sill and a storage cupboard under. Three wall light points, two radiators and a multipaned pine door to:

#### **KITCHEN/DINER**

*11' 2" x 10' 10" (3.4m x 3.3m)*

Fitted with a range of base, wall and drawer units with stone effect worktop over incorporating

stainless steel sink with drainer, mixer tap and splash back tiling. Recess and point for a gas cooker, recess and plumbing for a washing machine, heavy timbers to the ceiling and two spotlight tracks. With slate tile effect floor, a double radiator and two uPVC double glazed windows, one positioned to the side offering a lovely open aspect towards the recreation and parking areas, as well as an outlook over the rear garden. Door to the rear porch and access to the stairs.

#### **REAR PORCH**

Space for a fridge/freezer, an area of work surface, uPVC double glazed window and glazed door to the rear garden.

#### **FIRST FLOOR LANDING**

Stairs lead up to the landing with a pine handrail, newel post, panelling and white decor to the walls. Sliding door to the bathroom, doors to two bedrooms and double doors to a useful over stairs storage cupboard. The landing provides an access point to the loft with a drop-down ladder.

#### **LOFT**

Accessed via a folding wooden ladder. It has a double glazed roof light, exposed beams, electric light point and offers an easy access storage area/study space.

#### **BEDROOM**

*9' 6" x 10' 10" (2.9m x 3.3m)*

Situated to the rear of the property with a uPVC window offering a pleasant aspect beyond the garden, the rooftops of the village and countryside beyond. Pleasant light decor, radiator, built in wardrobe with hanging rail and shelf and an access point to a secondary loft. A bifold door provides access to:

#### **ENSUITE**

Modern two-piece suite comprising of a wall hung wash hand basin with mixer tap, tiled splashback, mirror, WC with push button flush and tile effect flooring.

## BEDROOM

7' 2" x 10' 8" (2.18m x 3.25m)

Situated to the front of the property with two uPVC double glazed windows offering a pleasant open aspect. Light décor, sliding doors to a built-in wardrobe with hanging rail and shelf, radiator and feature shelf.

## BATHROOM

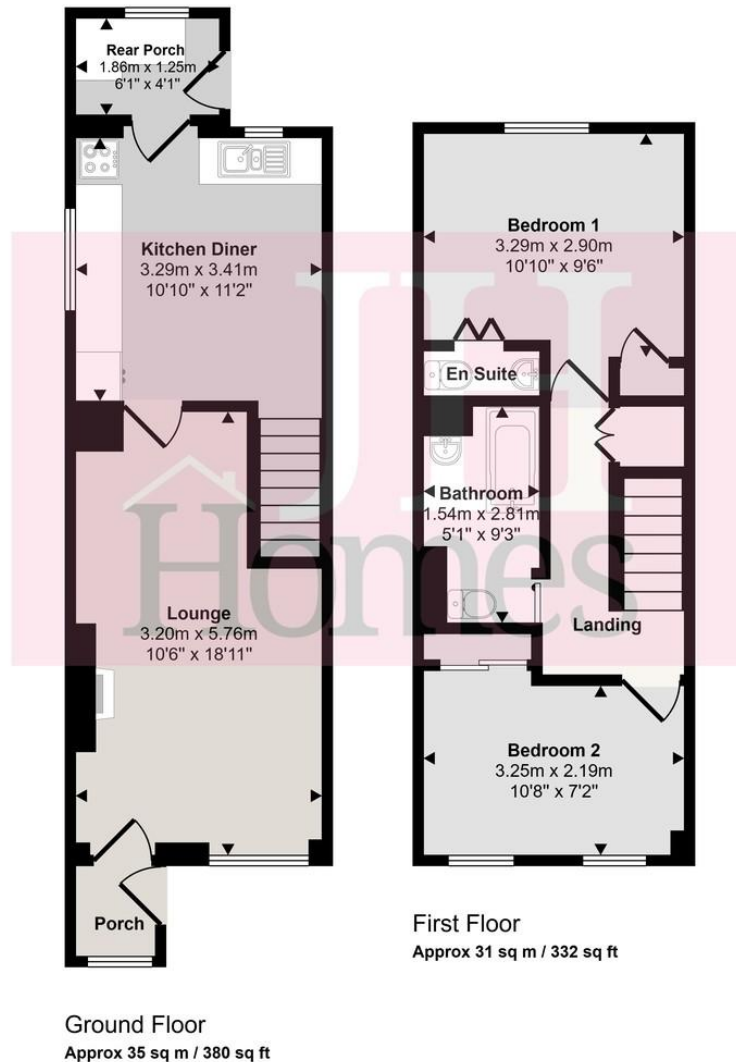
Fitted with a three-piece suite in white comprising of a twin ended bath with mixer tap and over bath shower, wall hung wash hand basin, heated bathroom mirror cabinet above with a shaver point to the side, and WC with push button flush. Chrome ladder style towel radiator, tiling to the walls and floor, double-glazed roof light, and extractor fan and light combination offering a well-appointed bathroom.

## EXTERIOR

To the front of the property, a slate flagged parking bay with access to the porch. To the rear, a lovely garden that complements this excellent home with a slate flagged patio and raised borders and paths lead into a lower flagged patio area. The garden is stocked with shrubs and bushes and has a timber garden room with windows and double doors, a further excellent feature to this home. Also within the garden is the bulk gas storage tank for the central heating system. Immediately to the rear by the porch is a useful log store and a gate to the side onto steps which lead to the side of the property. An excellent garden complimenting this charming cottage.



Approx Gross Internal Area  
66 sq m / 712 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate.



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**GENERAL INFORMATION**

TENURE: Freehold

COUNCIL TAX:

LOCAL AUTHORITY:

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

**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 you pass the Greyhound Public House, and a short distance further the property is on your left.

It can be found by using the following "What Three Words" <https://w3w.co/knots.kickbacks.basics>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	40 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.