



Ulverston

£245,000

Sunflower Cottage, 57 Market Street, Ulverston, LA12 7LT

Sunflower Cottage is a charming, much-loved character home nestled in the heart of Ulverston town centre. Full of original features and cottage charm, the property offers three bedrooms, a bright and airy lounge, characterful dining room and cottage-style kitchen, together with a private walled courtyard. Currently used as a successful Airbnb, the property would make an ideal permanent home, second home or holiday let, combining period character with a convenient town-centre location.

Quick Overview

Heart of Ulverston town centre
Much-loved character cottage
Three bedrooms
Beautifully bright and airy lounge
Private walled courtyard
Original features throughout
Characterful cottage-style kitchen
Ideal home, second home or holiday let
Ultrafast Broadband Available
No Chain



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Ultrafast
Broadband
Available

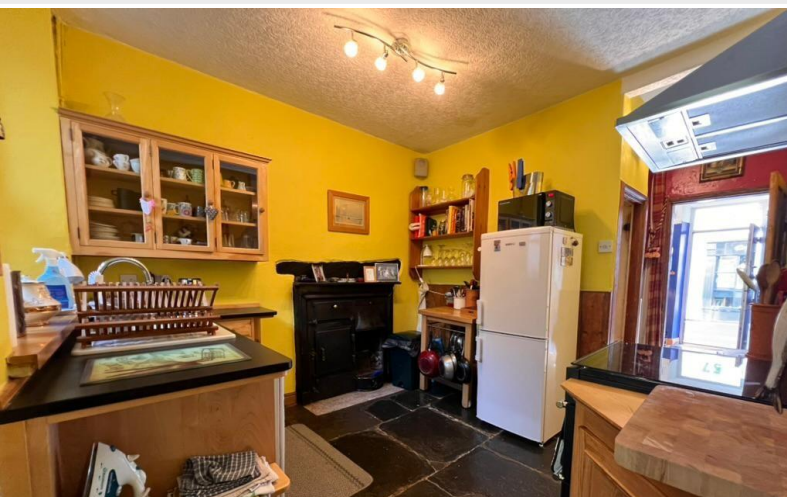


Permit
Required

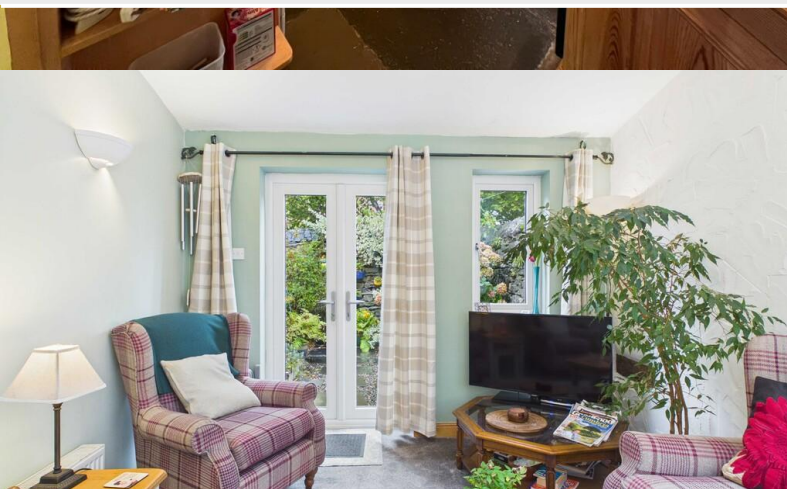
Property Reference: ULV1082



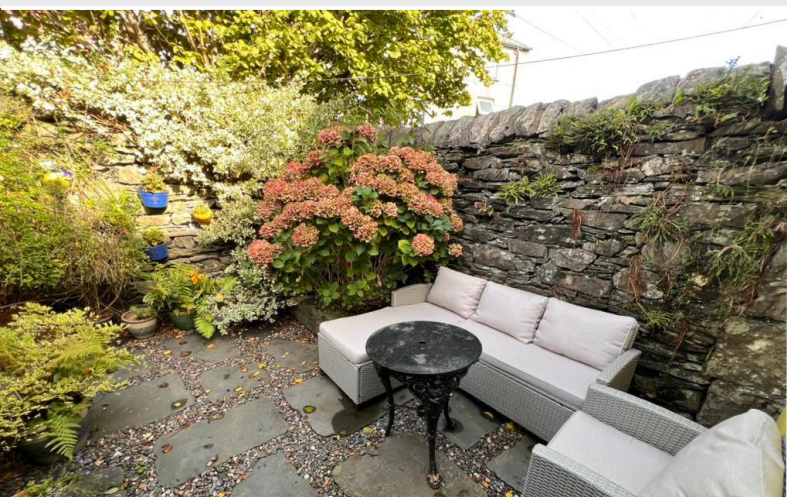
Dining Room



Kitchen



Living Room



Courtyard

Sunflower Cottage A much-loved character cottage, beautifully blending original features with comfortable, relaxed living.

Nestled in the heart of Ulverston town centre, Sunflower Cottage is perfectly placed to enjoy the charm and convenience of this delightful market town.

Step inside and you are immediately welcomed into a delightful dining room, where the original character of the property is wonderfully evident. The stone floor, front-facing sash window and feature fireplace create a warm and inviting first impression.

From the dining room, a useful pantry, currently used as a storeroom, provides handy additional storage before leading through to the cottage-style kitchen. The original stone flooring continues through, with an original cast iron fire and fireplace adding further character. The kitchen features a sink and drainer with mixer tap, handmade cottage-style wall and base units, and a free-standing butchers block. There is space for a washing machine, fridge-freezer and freestanding four-ring gas cooker with extractor over.

Continuing through the cottage, you arrive at the beautifully bright and airy lounge. French doors open onto the pretty courtyard, creating a lovely connection between the house and outside space. A Velux roof light allows natural light to flood into the room, creating a wonderfully relaxing space in which to sit and unwind.

Heading upstairs to the first floor, you will find a spacious bathroom featuring a stunning freestanding bath, separate shower cubicle and wash hand basin. An airing cupboard houses the Baxi boiler, which is serviced annually and kept fully up to date.

Also on this floor is Bedroom One, a delightful double bedroom enjoying a front-facing aspect.

Continuing to the second-floor landing, a further skylight brings natural light into the space, with access to two additional bedrooms. Bedroom Two is a splendid double bedroom with additional storage and a pleasant front-facing aspect. Bedroom Three, currently used as a single bedroom, is a cosy and versatile room with a rear aspect and built-in storage, making it ideal for guests.

To the rear of the property is a private walled courtyard, with shrubs and potted plants creating a peaceful and secluded setting. The perfect place to sit and relax with a morning coffee or enjoy a glass of something cool.

Sunflower Cottage offers a wonderful opportunity to own a characterful and much-loved home, equally suited to full-time living, a second home or holiday letting. The property is currently used as an Airbnb, making this a particularly versatile property in a sought-after town-centre location.

Location Ulverston is a charming market town known for its rich history, cobbled streets and array of shops and cafes, schools and rail links is renowned for its friendly community spirit and hosts a variety of cultural events throughout the year, ensuring there is always something to see and do. With

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excellent transport links, including nearby train stations and easy access to the Lake District, this property is ideally situated for those looking to explore the stunning Cumbrian countryside. It is also in easy access to the A590, making commuting or exploring the wider Lake District and South Lakes region a breeze.

Accommodation (with approximate dimensions)

Dining Room 9' 8" x 9' 1" (2.95m x 2.77m)

Kitchen 9' 9" x 9' 8" (2.97m x 2.95m)

Living Room 14' 3" x 10' 7" (4.34m x 3.23m)

Bedroom 1 9' 9" x 9' 3" (2.97m x 2.82m)

Bedroom 2 9' 11" x 9' 4" (3.02m x 2.84m)

Bedroom 3 9' 8" x 9' 8" (2.95m x 2.95m)

Bathroom 9' 10" x 9' 8" (3m x 2.95m)

Property Information

Tenure Freehold (Vacant possession upon completion).

Services Mains gas, water and electricity.

Broadband Ultrafast Broadband - Highest available download speed 1800 Mbps / Highest available upload speed 220 Mbps

Council Tax Band Westmorland and Furness Council Band A

Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.

Directions From the M6, follow the A590 towards Ulverston. Continue into Ulverston town and take the 3rd exit onto the B5281 at Tank Square Roundabout. Turn left onto Union Street, then left onto Market Street. You'll find 57 Market Street, on the left.

What3words ///downcast.burns.windmills

Viewings Strictly by appointment with Hackney & Leigh.

Anti Money Laundering Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60.00 (inc. VAT) per individual or £50.00 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (incl. vat).



Bedroom 1



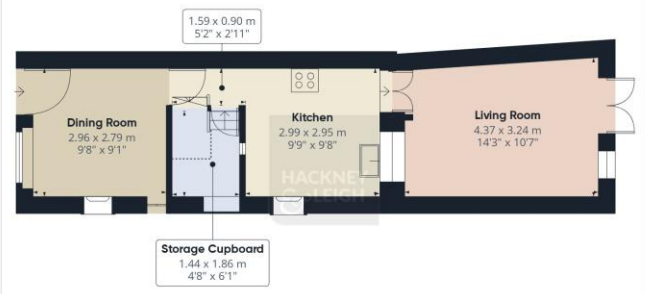
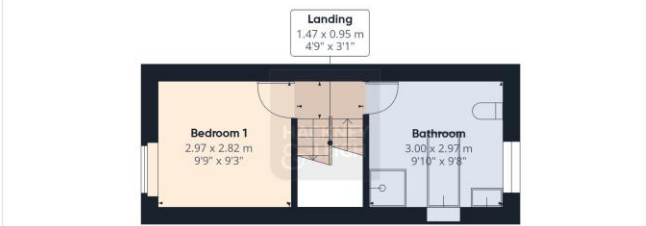
Bedroom 2



Bedroom 3



Bathroom

		 Approximate total area^m 73.8 m² 794 ft² Reduced headroom 0.8 m² 8 ft²
		(1) Excluding balconies and terraces Reduced headroom Below 1.5 m/5 ft Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only. GIRAFFE360

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