

FREEHOLD



FITZ COTTAGE, WATERY LANE, ULVERSTON, LA12 9DB

£290,000

FEATURES

- Charming Detached Cottage
- Rare Purchase Opportunity
- Beautifully Presented Throughout With Light Neutral Decor
- Conservatory & Sitting Room With Stove
- Dining Room & Attractive Kitchen
- Utility and Long Store Room
- Two Double Bedrooms & Bathroom
- GCH System & UPVC Double Glazed
- Most Attractive & Well Presented Gardens
- Lovely Home in Superb Location



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A most appealing and individual detached cottage situated in this pleasing location to the end of Watery Lane and adjacent to Dragley Beck. The cottage is extremely well presented throughout to a high standard and offers charming accommodation perfect for a wide range of buyers, including those downsizing or the professional couple. The accommodation comprises of a conservatory to the front, sitting room with woodburning stove, dining room, kitchen, and utility room, to the first floor are two double bedrooms and a bathroom. Externally there is a most attractively presented and sunny walled garden to the front with a flagged patio area offering delightful sunny aspects throughout the day, and to the far side is a further gravel seating area adjacent to Dragley Beck, as well as a useful garden storage building, plus additional outbuildings. The property has a gas fire central heating system, uPVC double glazing and is a unique and charming home that must be viewed to be appreciated.

Accessed through a wooden gate to a flagged path leading to the front of the property and the garden, with access to the cottage from the conservatory.

CONSERVATORY

Spacious with uPVC double glazed windows and fitted blinds around, plus a modern polycarbonate style roof. There are two radiators, uPVC double glazed internal windows to the dining room and kitchen, PVC double glazed door to the sitting room and a further door to the utility room. In all, an excellent room used as an additional reception room.

SITTING ROOM

Cozy room with attractive light neutral decor, central fireplace feature housing a multi fuel stove set on a flagged hearth with an alcove cupboard and shelving to either side. Two uPVC double glazed windows, one with fitted blind and the other looking into the upper part of the garden. Complete with a double radiator, picture rail and a decorative period arch with doors to the staircase and a further door to:

DINING ROOM

Comfortable room with light white decor to the walls and ceiling, a picture rail and a uPVC double

glazed window to the conservatory. White painted fireplace with cast inset and a fitted gas fire with alcove cupboard to the side and a traditional door to useful under stairs store. A further traditional stripped wood door connects to:

KITCHEN

Fitted with a range of base, wall and drawer units with onyx effect worktop over incorporating stainless steel sink with drainer, mixer tap and splash back tiling in front of the uPVC window into the conservatory. Five-burner gas hob with cooker hood above and low-level double oven and grill. To the far end there are further base units and a wood panelling feature to the wall, plus a wall mounted glowworm combi boiler for the heating and hot water systems. Three uPVC double glazed windows to the far side offering a lovely aspect to the side garden and beyond, two ceiling light points and a radiator. Pine door with latch handle to:

UTILITY ROOM

Most useful room that has plumbing for a washing machine, space for a fridge/freezer and a high-level shelf. Complete with white painted walls, a painted black beam feature and a water tap. There is a PVC double glazed door accessing the side garden and a further traditional door giving access to:

STORE ROOM

Very useful for general storage purposes and offers great additional potential. There are two uPVC double glazed windows, a wooden stable style door, electric light and power points and provides a versatile general storage area.

FIRST FLOOR LANDING

From the rear of the sitting room, a traditional pine door gives access to the staircase leading to the first floor, with white painted hand rail. The landing has a handrail, newel post and spindles, light decor to the walls and an access point to the loft. Traditional pine doors give access to the two bedrooms and on the landing, an arched pattern glass window to the bathroom.

BEDROOM

Well-presented with white decor to the walls and ceiling and two uPVC double glazed windows with blinds. The front window looks down to the garden and the footpath to the side, whilst the side window looks towards Watery Lane and the countryside beyond the neighbouring properties, with Hoad Monument in the distance. Complete with a radiator and ceiling light point, offering an excellent double bedroom.

BEDROOM

Situated to the front of the property with a uPVC double glazed window with blind. There is a shelved alcove cupboard to the side, a radiator, picture rail, light neutral decor and offers an attractive and well-presented double bedroom.

BATHROOM

Cosy room with a pine panel bath and over bath shower, WC with concealed cistern and pushbutton flush, wash hand basin with storage cupboard under and mixer tap, plus tiled splashback above. Doors to a storage cupboard with shelving, two radiators and a uPVC double glazed window looking down towards Dragley Beck and the allotments beyond.

EXTERIOR

Accessed through a wooden pedestrian gate, with a beautifully presented walled front garden that has fabulous sunny aspects and is very well kept, presented and stocked with a wide variety of plants, shrubs and bushes. It also has a lovely flagged seating area, lawn and gravel path to the side leading to further border garden area. To the very bottom of the garden there is an excellent project, an outbuilding requiring attention to the roof and a general overhaul, but offering super potential for several uses including workshop or garden room etc. There is also a metal storage shed, a plastic coal bunker and the former outside WC used as a store, plus a door to integral garden storage room. The garden is both sheltered and offers a good degree of privacy. From the utility there is a low door to a gravelled side garden area offering a further pleasant seating space adjacent to Dragley Beck. In all a beautiful garden area complimenting this lovely cottage property.



FLOORPLAN TO FOLLOW

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GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: C

LOCAL AUTHORITY: Westmorland and Furness Council

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

DIRECTIONS:

From the office of JH Homes, proceed down the cobbled Market Street and at the roundabout take the third exit onto the Ellers. At the end turn right onto Hill Fall, pass under the bridge and turn first left onto Watery Lane. Proceed to the bottom of Watery Lane and the property is located on the right hand side before Morecambe Road and the garages. It can also be found using the approximate what3words reference

<https://w3w.co/squashes.bunks.grazes>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	58 D	
39-54	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.

