

FREEHOLD



LILAC COTTAGE, SCALES, ULVERSTON, LA12 0PF

£250,000

FEATURES

- Lovely Character Cottage
- Popular Village Location
- Very Well Presented Throughout
- Modern Kitchen & Shower Room
- Re-roofed, UPVC DG & Electric Heating
- Lounge & Open Plan Kitchen/Diner
- Three Bedrooms & Garage/Workshop
- Lovely Front Cottage Garden
- A Great Home Perfect For A Range Of Buyers
- Reluctant Sale Due To Relocation

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Garage,
On Road
Parking

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Lilac Cottage offers a charming traditional cottage property situated in the heart of this most popular Low Furnace village of Scales. The Property is approached through a beautiful cottage garden that is particularly well planted and presented, with a gravel path leading to the open porch and property beyond. The cottage offers comfortable accommodation comprising of a lounge, kitchen/diner, and utility, and to the first floor are three bedrooms and a shower room. There is electric heating and double glazing, and is presented to an excellent standard with the benefit of being reroofed in recent years. The charm and character of the cottage will be appreciated upon inspection, and is considered suitable to a range of buyers. The village of scales has a n active community with a Village Hall organising various events throughout the year, and offers convenient access to Ulverston, the Coast Road and Barrow. A charming home in a lovely location with early inspection invited.

The property is accessed via a pedestrian gate with a gravel path, which leads to a modern double glazed composite door. Opening into:

PORCH

Coat hooks to one wall, timber panelling to the ceiling and light white decor, plus a magnificent traditional door with beautiful latch handle and wooden lockbox, giving access to:

LOUNGE

17' 6" x 11' 9" (5.33m x 3.58m) max

Cosy, comfortable and well-presented room that has a stone fireplace with slate hearth and a biofuel stove, making a fabulous focal point. There is a traditional spice/candle cupboard to the side of the alcove, exposed beams, timber lintels to the window and two modern electric panel heaters. There are stairs to the side of the room with a wooden handrail, newel post and spindles leading into the first floor, plus a double glazed sash effect window to the front overlooking the beautiful garden and countryside beyond. At the side of the room is a traditional wooden door with latch handle to:

KITCHEN/DINER

17' 10" x 7' 7" (5.44m x 2.31m)

Fitted with a modern range of base and wall cupboard with a shaker style design, sage green woodgrain effect finish and a wood grain effect work surface, with stylish matching tile to the splashbacks. There is a complimentary shaded single drainer bowl and half sink unit with brass effect mixer tap, an electric induction hob with cooker hood above, an eye level microwave and low-level oven with spice and condiment drawers that pull out to the side. A central island divides the dining area to the front of the house which has a double-glazed sash effect window with deep sill, again looking over the beautiful garden and countryside beyond. Complete with woodgrain laminate flooring, two electric panel heaters, exposed timber, inset lights to the ceiling and a recessed shelved display area ideal for cookery books etc. A single glazed window and door open to:

UTILITY ROOM & PORCH

3' 7" x 9' 3" (1.09m x 2.82m)

Useful area with a PVC double glazed door and windows, coats hooks to the wall and included in the sale, is a washer/dryer and a fridge/freezer.

FIRST FLOOR LANDING

From the sitting room the staircase leads to the first floor and opens to the landing which has traditional latch handle doors to the bedrooms. There are further doors to the bathroom and to a useful storage cupboard perfect for a vacuum cleaner, ironing board etc. The landing also provides an access point to the loft.

BEDROOM

9' 11" x 9' 2" (3.02m x 2.79m)

Pleasant double bedroom with attractive, neutral decor, a modern electric panel radiator, painted substantial timbers to the ceiling, a deeper wood windowsill and a double-glazed window which looks beyond the garden towards surrounding countryside. Complete with double doors to a built-in wardrobe and a further door to a useful over stairs airing cupboard with insulated hot water storage tank for the heating and hot water system, plus shelved airing space.

BEDROOM

10' 2" x 7' 11" (3.1m x 2.41m)

Further double room with a double-glazed window to the front offering a fabulous aspect beyond the garden over the surrounding countryside. Complete with light neutral decor, a modern electric panel heater and a recessed wardrobe with hanging rail.

BEDROOM

6' 2" x 12' 3" (1.88m x 3.73m) max

Single bedroom currently used as an office with light décor, a modern electric heater and a double-glazed window to the rear, plus a built-in louver door wardrobe with hanging rail and shelf.

SHOWER ROOM

Modern and has been recently refurbished with full tiling to the walls and panelling into the ceiling, which has inset lights and an extractor fan. There is a glazed cubicle with electric shower, WC with concealed cistern, and wash hand basin unit with a woodgrain surfacing and grey storage cupboards below, with the sink having a mixer tap. Complete with an electric ladder style towel radiator and a double-glazed pattern glass window to the rear, offering a stylish shower room.

EXTERIOR

To the front of the property is an attractive, well presented cottage garden with pedestrian gate giving access to gravel path which leads into the porch. To the side of the porch, a gravel seating area overlooking the garden, which has two areas of grassed garden space and extremely well stocked and planted borders, traditional cottage garden plants, shrubs and bushes. It offers a good degree of sunlight throughout the day and is a lovely feature of the property. To the rear there is an enclosed yard with a slate bench and storage areas, plus gate to the communal rear space and provides access to the garage beyond.

GARAGE

15' 9" x 8' 10" (4.8m x 2.69m)

Single garage with an up and over door offering useful storage or parking for a smaller vehicle.



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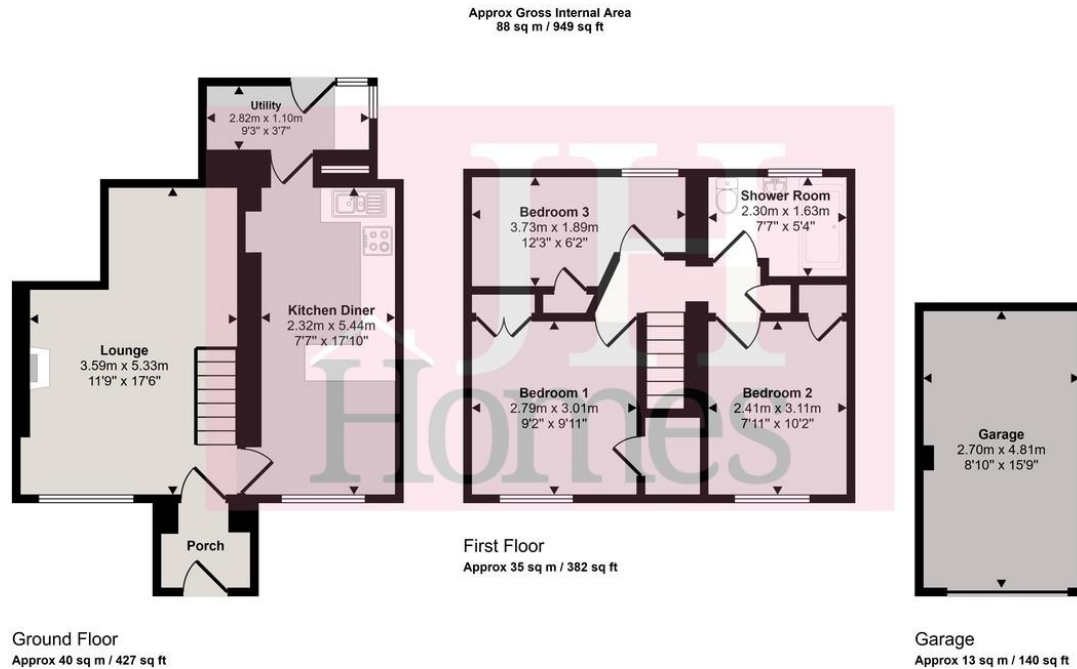
GENERAL INFORMATION

TENURE: Freehold
COUNCIL TAX: TBC
LOCAL AUTHORITY: Westmorland and Furness Council
SERVICES: Mains drainage, electric, water are all connected

DIRECTIONS:

From our office proceed to the traffic lights on Queen Street at the junction with the A590, proceed straight over onto Princes Street and continue along to Springfield Road and then Mountbarrow Road. Go past the Esso garage along the lane onto White Gill Lane, go over the cattle grid and continue straight over Birkrigg common. As you drop down to the village of scales with the park on your right, there is a triangle of green; take a right there. Proceed through the village, after a while you will see Spring House Cattery on your right, just after this is the Village Hall with parking on the left and the property is on the right hand side identified with a JH Homes for sale board.

It can also be found by using the following "What Three Words" <https://w3w.co/chuckle.shopping.shorthand>



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		88 B
69-80	C		
55-68	D		
39-54	E	42 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.

