



Brow Edge Road, Ulverston, LA12 8PS

£400,000

STUNNING DETACHED COTTAGE!!! We are delighted to be able to present to you this beautifully presented and maintained 4 bedroom detached home, positioned with the beautiful Lake District National Park!



Bank Cottage Brow Edge Road, Backbarrow, Ulverston, LA12 8PS

Bank Cottage is situated on the lower part of Brow Edge Road, conveniently placed for accessing the A590 carriageway. The property is close to Lake Windermere, Lakeside and Haverthwaite Steam Railway, Whitewater Spa and Leisure Hotel, Lakeland Motor Museum and also a primary school and doctor's surgery which is just the other side of the carriageway.

This detached property offers excellent 'kerb appeal' as well as nicely upgraded accommodation that should attract many buyers.

GROUND FLOOR

Porch 10'11" x 9'2" (3.34m x 2.80m)

Welcoming porch with tile flooring and access through into the hallway

Lounge 9'9" x 13'8" (2.99m x 4.17m)

Cosy lounge area with carpet flooring with fitted blind

Kitchen/diner 20'3" x 9'11" (6.19m x 3.03m)

Tile flooring with fitted blind. A range of freestanding kitchen units and space for free-standing kitchen appliances. Exposed wooden beaming and windows to both front and rear

Utility

Tile flooring with 2 piece bathroom suite in white and plumbing for washing machine

FIRST FLOOR

Bedroom 14'3" x 10'2" (4.35m x 3.12m)

Carpet flooring with window to the front elevation and blind

Bedroom 9'9" x 10'2" (2.98m x 3.10m)

Carpet flooring with window to the rear elevation

Bedroom 9'6" x 9'6" (2.91m x 2.91m)

Externally, there is an attached single storey part of the property that has a door to the rear elevation, providing access into what is currently used as a fourth bedroom/study of comfortable double proportions with carpet flooring

Bathroom

Wood effect laminate flooring with 3 piece bathroom suite in white, separate showering enclosure, tiled decor and blind

Bedroom/study 10'9" x 9'9" (3.29m x 2.98m)

Accessible via the rear of the property, carpet flooring with blind

EXTERNAL

There are two separate driveways providing extensive parking, with one of the driveways also leading to a detached garage.

Situated alongside the second driveway at the front of the property is a detached studio-style office which has a lovely rustic feel with timber boards throughout, a wall-mounted sink and a desk area with a window unit behind. This would be ideal for any hybrid or home worker (currently being used as a fifth bedroom).

The garden space is fully enclosed and completely private, offering split-level patios, open decking where there is currently a hot tub seating area.

There is gated access into the fully enclosed garden where there is a patio leading you to the highly glazed sun room, which benefits from underfloor heating and a lovely view of the garden.





