



FREEHOLD

# ARRAD FOOT, ULVERSTON, LA12 7SL

## £450,000

### FEATURES

- Excellent Detached Cottage
- Lovely Hamlet Location Close To Ulverston.
- Attractive Sizable Gardens Surround The Cottage
- Good Of Road Parking & Detached Double Garage
- Spacious Versatile Accommodation With Potential For Separate Annex
- Three Double Bedrooms
- Bathroom & Shower Room
- Central Heating System & Majority Double Glazing
- Lovely Home Suited To A Range Of Buyers
- Catchment Area For The Penny Bridge Junior School



-  2
-  2
-  4
-  Double Garage, Off Road



# 4 Bedroom Detached House located in Ulverston.

Lovely, detached character cottage situated in this pleasing little hamlet situated between the market town of Ulverston and neighbouring villages of Greenodd and Penny Bridge. Set on an attractive plot with mature gardens, good off-road parking and detached double garage. A well proportioned and versatile property that offers comfortable home with viewing Recommended

Lovely, detached character cottage situated in this pleasing little hamlet situated between the market town of Ulverston and neighbouring villages of Greenodd and Penny Bridge. Set on an attractive plot with mature gardens surrounding it with the benefit of good off-road parking, with space for several cars or campers, and detached double garage offering the possibility for use as a workshop. Occupied by the current owners for many years and is now offered for sale due to a natural need to downsize. Comprising of porch, lounge, dining room, study/bedroom, kitchen, utility to the ground floor with three double bedrooms, family bathroom and separate shower room to the first floor. Note there is a separate external entrance to the first floor, giving the option of developing this into some form of independent annex. Oil fired central heating

system, majority double glazing and the location offers convenient access to the A590 for travel towards Ulverston and Barrow in Furness as well as towards Newby Bridge, the Lake District National Park and M6 J36. Complete with attractive mature gardens that are well presented and are a lovely feature of the property. In all a great opportunity to purchase a well-proportioned and versatile home that offers great potential for ongoing modernisation and personalisation to any new owners requirements and needs.

Accessed through a traditional porch with half glazed wooden door opening into:

## **PORCH**

Slate tiled floor and half glazed wooden feature door leading into:

## **LOUNGE**

*14' 11" x 20' 9" (4.55m x 6.32m) widest points*

Two double glazed Bay windows to front, both giving a fabulous aspect over the lovely front garden and with double radiators below. Fireplace to one side with rustic wooden mantel shelf, flagged hearth and stone pointed inset with green enamelled Jotel wood burning stove. Two ceiling light points, power sockets, short flight of steps leading to the dining room and traditional wooden door to inner hall.

## **DINING ROOM**

*14' 11" x 11' 5" (4.55m x 3.48m)*

Two uPVC double glazed windows with deep sills to front giving a pleasant aspect to the attractive front garden and countryside beyond in the distance,

radiator and connecting door with one step to the study/bedroom.

### STUDY/BEDROOM

10' 9" x 12' 2" (3.28m x 3.71m)

Two windows to the front looking to the garden, one secondary glazed and one double. Tanked and painted natural rock outcrop offering an interesting feature, radiator and inset lights to ceiling.

### INNER HALL

Access to kitchen, utility room and stairs to first floor with stripped wood newel post, handrail and spindles.

### KITCHEN

8' 6" x 11' 3" (2.59m x 3.43m)

Fitted with a range of base, wall and drawer units with light patterned work surface over incorporating contrasting shaded one and a half bowl sink and drainer with mixer tap and tiling to upstands. Integrated low level Bosch oven and Bosch electric hob with cooker hood over, integrated fridge freezer, recess and plumbing for





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dishwasher and built in bookcase with radiator under. Stable door to rear garden area, window to side looking towards the drive and garage and pine door to an under stairs pantry/storage area.

#### **UTILITY ROOM**

*5' 3" x 7' 3" (1.6m x 2.21m)*

Coat hooks to one wall, uPVC double glazed window to rear, plumbing for washing machine and Boulter oil fired boiler for the central heating and hot water systems. High level cupboards and useful "Sheila Maid" drying rack.

#### **FIRST FLOOR LANDING**

Half landing with double glazed window offering a pleasant aspect to the rear garden area and radiator. The main landing offers access to the bathroom and a bedroom as well as a door to the inner landing.



#### **MASTER BEDROOM & DRESSING AREA**

*11' 11" x 10' 9" (3.63m x 3.28m)*

Spacious room with a radiator and two uPVC double glazed windows to front of a modern sash style, offering a lovely aspect beyond the front garden with glimpses the estuary in the distance.

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**GENERAL INFORMATION**

TENURE: Freehold

COUNCIL TAX: G

LOCAL AUTHORITY: Westmorland and Furness Council

SERVICES: Add text here

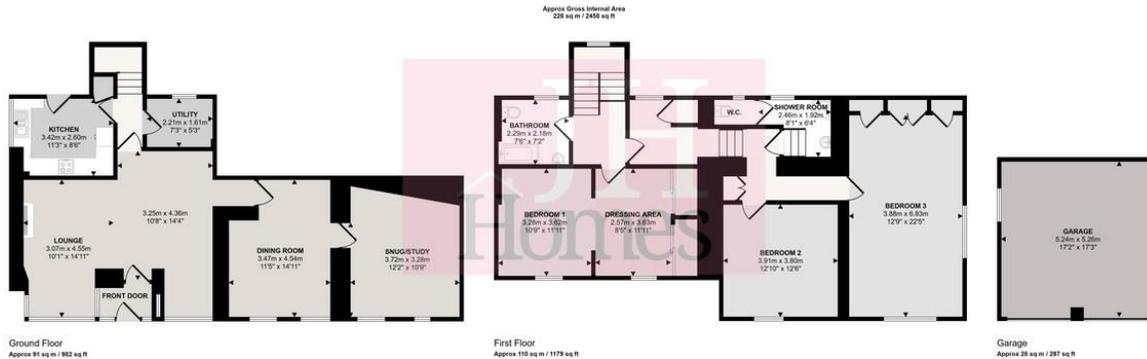
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**DIRECTIONS:**

Leaving Ulverston towards Newby Bridge, proceed past Newland and onto the first area of dual carriageway, at the end of this turn left to Arrad Foot and the road sweeps round. Brookside Cottage is located on the left. The property can be found by using the following "What Three Words"  
<https://w3w.co/charities.walking.dean>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	33 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.



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 misstatement. Some of items such as bathroom suites are representative only and may not look like the real items. Made with Meta-Shape 300.

