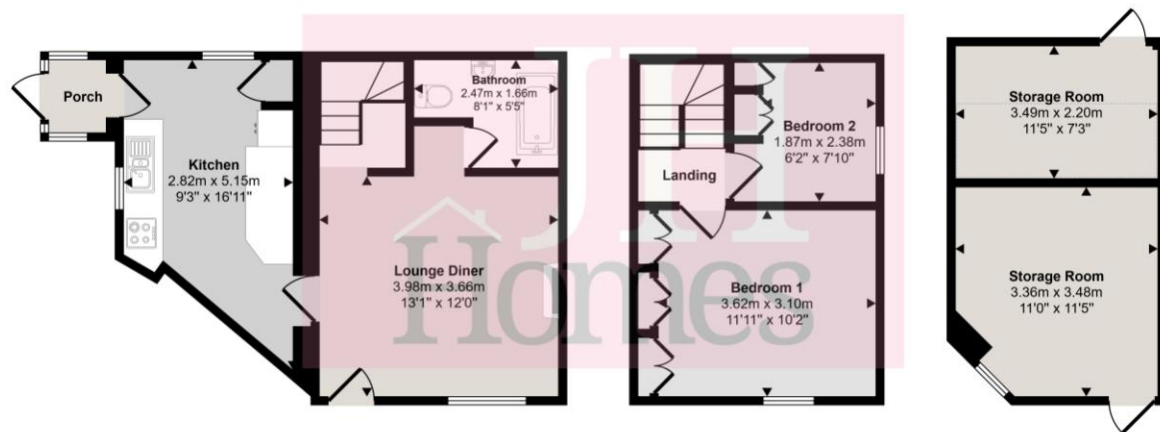


Approx Gross Internal Area
79 sq m / 849 sq ft



Ground Floor
Approx 37 sq m / 401 sq ft

First Floor
Approx 22 sq m / 238 sq ft

Outbuildings
Approx 20 sq m / 210 sq ft

Denotes head height below 1.5m

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.

DIRECTIONS

From the centre of Kirkby in Furness at the Commercial Public House proceed down Askew Gate with the Ship inn towards the bottom. At the bottom you will face the station, turn left and proceed for a short while and the road turns up and to the left and narrows greatly. The cottage can be found at the narrows on the left, proceed a short distance further and park on the side of the road.

The property can be found by using the following "What Three Words" <https://w3w.co/culminate.nets.relatng>

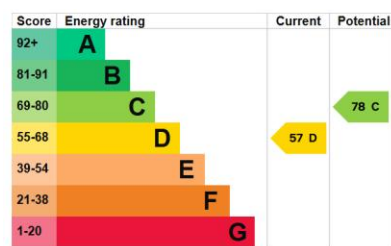
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: C

LOCAL AUTHORITY: Westmorland & Furness Council

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



Estate Agency Act 1979

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of JH Homes has the authority to make any representation or warranty in relation to the property. All electrical appliances mentioned, power points or heating systems have not been tested by this office and therefore cannot be guaranteed to be in working order. All measurements are approximate in these details.



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Chimes Cottage, Sandside,
Kirkby-in-Furness, LA17 7UA

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Beautiful, traditional detached stone cottage situated in the picture hamlet of Sandside Kirkby in Furness. Well presented and offers a comfortable cosy home perfect for a range of buyers. Comprising of lounge, kitchen, ground floor bathroom, and two bedrooms to the first floor. Complete with useful detached two storey outbuilding to the rear, beautiful, raised, landscaped garden, two summer houses and offers expanding views over the rooftops towards the picturesque Duddon Estuary and Black Combe. Offered vacant having no upper chain and is truly charming in a desirable location with the village having a railway station, doctors and two pubs. Viewing is both invited and recommended.



Accessed through a traditional open sheltered porch with succulents growing to roof, giving shelter to a PVC door with feature leaded patterned glass panes opening to:

LOUNGE/DINER

13' 1" x 12' 0" (3.99m x 3.66m)

Central modern fireplace with grey shaded surround, cast effect inset and hearth housing an electric flame fire set on a granite style hearth. UPVC double glazed window to front, picture rail, ceiling light, two wall light points and radiator. Access to a recessed lobby with coat hooks, door to bathroom, stairs to first floor and door to kitchen.

KITCHEN

16' 11" x 9' 3" (5.16m x 2.82m) widest points

Fitted with a range of older base, wall and drawer units with patterned work surface over incorporating one and a half bowl sink and drainer with mixer tap and tiling to upstands. Integrated double oven and grill and electric hob and dishwasher. Space for fridge and space and plumbing for washing machine. Door to useful shelved storage cupboard. Two uPVC double glazed windows both with fitted blinds, PVC door with patterned glass panes opening to porch, inset lights to ceiling, radiator and wall mounted Worcester gas combi boiler for the heating and hot water system.

PORCH

UPVC double glazed windows and half-glazed door. Tiling to floor.

BATHROOM

5' 5" x 8' 1" (1.65m x 2.46m)

Fitted with a three piece suite in white comprising of panelled bath with glazed shower screen, over bath shower and side mounted mixer tap, wall hung wash hand basin with mixer tap and WC. White tiling to splashbacks and half the walls, uPVC double glazed window with fitted extractor fan, wall fitted fan heater and chrome towel rail radiator.

FIRST FLOOR LANDING

Small access point to loft and smoke alarm. Doors to two bedrooms.

BEDROOM

10' 2" x 11' 11" (3.1m x 3.63m)

Double room with radiator, ceiling light point, uPVC double glazed window with deep sill and fitted wardrobes to one wall with shelving and hanging rails.



BEDROOM

6' 2" x 7' 10" (1.88m x 2.39m)

Single room with uPVC double glazed window to rear, radiator, built-in wardrobe, electric light and power.

EXTERIOR

Accessed from the road by way of a pedestrian gate which opens to a pleasant garden area with brick set paths, seating areas and attractive flower borders. Access to an excellent detached outbuilding with steps to the side leading to the upper garden and the brick set path extends around the perimeter of the property with useful areas for bin storage with access to the gate close to the kitchen and porch. The rear garden is a superb compliment of this fabulous cottage and has far reaching views over the picturesque Duddon Estuary and Black Combe beyond. The garden itself is extremely well maintained and presented with an area of artificial grass, pleasant rockery border area, slate patios and two excellent summer houses both offering open views over the estuary beyond the neighbouring properties. The garden is well stocked and presented with a variety of tree shrubs and bushes and will be fully appreciated upon inspection.

OUTBUILDINGS

Electric light and power offering good potential for many uses. Stepped access to the side leading to a low door accessing to the upper storage area which has a further low door.

