

# CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



## 1 Beech Cottage

Ulverston, LA12 0PF

Offers In The Region Of £240,000



2



1



1



E



# 1 Beech Cottage

Ulverston, LA12 0PF

## Offers In The Region Of £240,000



*Nestled in a peaceful village setting, this quaint two-bedroom cottage offers charm in abundance. Currently a successful holiday let, the property presents an excellent opportunity as a first home, investment, or lifestyle retreat. The cottage is further enhanced by the rare addition of a detached double garage, offering superb storage, workshop potential also providing additional outside space. With no upper chain, this delightful home is ready for its next chapter.*

As you arrive at this charming two-bedroom cottage, you are welcomed by off-road parking to the front, bordered with attractive floral displays that add to the home's village character. A detached double garage sits nearby with excellent extra outdoor space and offering excellent storage or workshop space.

Step inside through the entrance porch, ideal for coats and boots, before moving into the cosy lounge. This inviting room is centred around a feature wood burner, perfect for creating a warm and welcoming atmosphere on cooler evenings. The wood burner features a boiler that is currently piped to radiator in the main bedroom and in the shower room. Please note the vendor is not aware of the condition or working order of the heat pump as this has not been in use for some time.

To the rear, the kitchen is fitted with an oven and hob, providing a practical and functional cooking space. Beyond the kitchen, you'll find a convenient shower room, thoughtfully positioned at the back of the property.

Upstairs, the cottage offers two bedrooms, each filled with natural light and ready to be styled to your taste, whether as peaceful sleeping spaces, a home office, or guest accommodation.

### Porch

### Reception

15'10" x 16'1" (4.83 x 4.92)

### Kitchen

6'3" x 8'11" (1.83m x 2.44m)

### Shower Room

6'2" x 6'5" (1.89 x 1.97)

### Bedroom

8'1" x 13'11" (2.47 x 4.26)

### Bedroom

7'6" x 10'1" (2.29 x 3.08)



- Recent New Roof
- Located in Scenic Village
- Off Road Parking to Front
- Neighbour has right of access over private driveway to side
- Detached Double Garage
- Play Park Nearby
- Perfect for Small Family
- Council Tax - Business Rates



### Road Map



### Terrain Map



### Floor Plan



**We are local, family run business who are wholly independent which means we can recommend services to most suit your needs. Our aim is to provide quality advice and expertise at all times, so you can make an informed decision whether buying or selling.**

Estate agents are required by law to check a buyers /sellers identity to prevent Money Laundering and fraud. You do have to produce documents to prove your identity or address and information on your source of funds. Checking this information is a legal requirement to help safeguard your transaction, and failing to provide ID could cause delays. Corrie and Co, outsource these checks to speed up the process. The company does charge for such checks, please ask for more information and guidance on associated costs.

To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services. Ask for further information.

