



Haverthwaite

£240,000

3 Hillcroft Cottage, Haverthwaite, Nr Ulverston, Cumbria, LA12 8AF

A charming Mid-Terraced 2 Bedroom Cottage situated within the picturesque hamlet of Haverthwaite, in the Lake District National Park. This appealing property provides an ideal base for those looking to enjoy a more relaxed pace of life, the outdoor enthusiasts or weekend escapes.

Currently utilised as a successful Holiday Cottage, the property has a cosy Living/Dining Area, centred around a welcoming wood-burning stove, modern Kitchen, 2 Bedrooms and a Bathroom. To the rear is a shared Courtyard.

Haverthwaite is well placed for accessing the beautiful landscapes, walking routes and attractions of the Lake District, while nearby villages and towns offer a range of amenities, cafés, pubs and local facilities.

Quick Overview

Located in the LDNP
Successful Holiday Let
Mid Terraced Cottage
2 Bedrooms
Shared Courtyard
Woodburning Stove
Good access to the A590
2 small Out-buildings
Lovely walks on the doorstep
Superfast Broadband



2



1



1



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Superfast
Broadband



Parking Closeby

Property Reference: G3235



Sitting Room



Sitting Room



Kitchen



Kitchen

The front entrance door opens in to a small Vestibule area with access in to the Sitting Room with a cosy recessed woodburning stove with timber mantel, slate flagged hearth, exposed red brick stonework and attractive display shelves and cupboards either side of the fireplace. The half glazed door leads in to the Kitchen with fitted wall and base units and complementary work-surface, part tiled walls and single drainer sink unit. Built-in electric oven and halogen hob with cooker hood over. Plumbing for washing machine, space for fridge/freezer and Worcester oil central heating boiler. Rear Entrance door.

From the Kitchen the return stair leads to the First Floor. Bedroom 1 is a good sized double room with front aspect and views over the field to woodland beyond. Feaure cast iron fireplace (not in use). Bedroom 2 is a single room with rear aspect over neighbours garden to open countryside beyond and a recessed storage cupboard over stairwell. The 'Jack 'n' Jill' Bathroom utilised by both Bedrooms has a 3 piece white suite comprising bath with electric shower over, pedestal washing basin and low flush WC. Tiled walls and shaver point.

To the rear there is an enclosed and shared Courtyard style area where there is access to 2 small stone and slated Outbuildings. 1 houses the oil tank and the other is a former WC.

Location 3 Hillcroft Cottage sits in a small hamlet, just a mile or so from the foot of Lake Windermere at Fell Foot with the attractions of the inner Lake District 'approx' 20 minutes away. The quaint market town of Ulverston and Grange over Sands both with railway links, shopping and medical facilities are both approximately 15 minutes by car and approximately 30 minutes from junction 36 of the M6 Motorway, makes this property is extremely conveniently situated.

To reach the property follow the A590 in the direction of Barrow in Furness, passing Newby Bridge and Backbarrow. Continue past Haverthwaite Railway on your right and at the cross roads take the left turn, opposite the right turn to Grizedale\Bouth. Follow the road around before heading down the hill where No.3 Hillcroft Cottage sits on the left hand side just before Haverthwaite Playing Fields.

What3words:

<https://what3words.com/insurers.hatter.coasters>

Accommodation (with approximate measurements)

Entrance Vestibule 4' 6" x 2' 11" (1.38m x 0.90m)

Sitting Room 14' 0" x 12' 6" (4.29m x 3.83m)

Kitchen 15' 8" x 5' 6" (4.78m x 1.68m)

First Floor

Bedroom 1 15' 8" max x 9' 10" max (4.78m max x 3.00m max)

Bedroom 2 8' 2" x 8' 1" (2.49m x 2.47m)

Bathroom 7' 10" x 4' 3" (2.41m x 1.31m)

Outhouse 1

Outhouse 2

Services: Mains water, electricity, gas and drainage. Oil central heating to radiators.

Tenure: Freehold. Vacant possession upon completion.

Business Rates: RV: £2100 - RV: £2100 - This property is currently subject to small business rate relief. Westmorland and Furness Council.

Holiday Letting: Currently let though Airbnb - <https://www.airbnb.co.uk/rooms/49730621?viralityEntryPoint=1&s=76>. The property is being sold with all existing contents included, apart from the seller's personal belongings. Detailed accounts can be provided to interested parties following a viewing of the property.

Viewings: Strictly by appointment with Hackney & Leigh.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

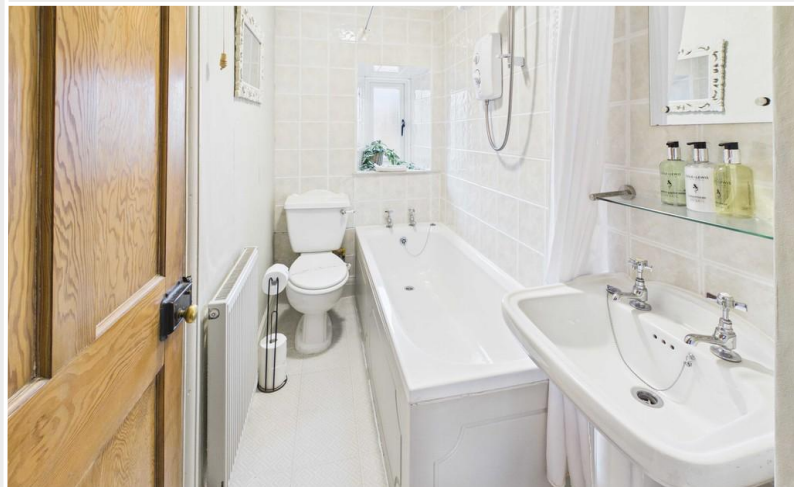
Anti-Money Laundering Regulations (AML): Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60.00 (inc. VAT) per individual or £50.00 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (incl. vat).



Bedroom 1



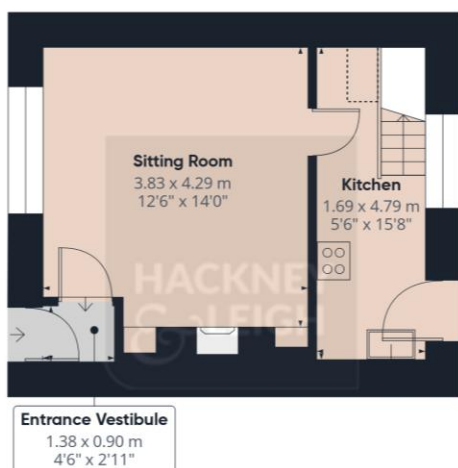
Bedroom 2



Bathroom



Rear Aspect and Shared Courtyard



Floor 0



Floor 1



Approximate total area⁽¹⁾

51.3 m²
553 ft²

Reduced headroom

0.4 m²
4 ft²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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