



14 Cross-A-Moor

Ulverston, LA12 0RT

Offers In The Region Of £175,000



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Welcome to this delightful cottage, perfectly positioned on the fringe of the ever-popular market town of Ulverston. Brimming with charm and period character, this home offers an inviting blend of comfort, lifestyle, and convenience. A rare find having both front (private) and rear (shared) gardens, where you can enjoy the surrounding views of open fields. Whether you're searching for a first home, a weekend retreat, or a rental investment, this charming property presents an outstanding opportunity in one of the area's most desirable locations. All within easy reach of Ulverston's bustling town centre, with its boutique shops, cafes, schools, and excellent transport links.

Step into the welcoming entrance porch, offering plenty of space for coats, shoes and everyday essentials.

The cosy lounge is brimming with character, featuring an open fire with a striking stone surround, exposed beams to the ceiling and open access to the stairs, enhancing the cottage feel.

The farmhouse-style kitchen has been fitted with a range of cream base and wall units, complemented by a quirky borrowed-light window through to the lounge. From here, a rear hall provides access to the garden and leads to the ground-floor shower room. This space has been tastefully modernised, featuring a walk-in shower with rainfall shower head, WC and a stylish bowl sink.

To the first floor, you will find two characterful bedrooms. The master boasts a mezzanine, cleverly accessed via a drop-down ladder, currently used as wardrobe space – an innovative solution for a unique layout. A Velux window and front-facing window flood the room with natural light.

Externally, a mature front garden with a slate-chipping pathway leads to the front door, complemented by an area of lawn with established shrubbery. To the rear, you'll find an open and generously sized shared garden, perfect for relaxing or enjoying the outdoors.

Porch

4'10" x 3'6" (1.491 x 1.084)

Living Room

18'8" x 9'3" (5.708 x 2.843)

Kitchen

10'1" x 8'11" (3.074 x 2.740)

Bathroom

5'9" x 5'6" (1.770 x 1.690)

Rear Hallway

5'7" x 2'8" (1.708 x 0.838)

Bedroom One

9'4" x 8'1" (2.845 x 2.484)

Bedroom One Mezzanine

8'7" x 6'2" (2.625 x 1.883)

Bedroom Two

8'10" x 6'8" (2.702 x 2.037)



- Characterful, Quaint Cottage
- Close to Amenities, Schools & Transport Links
- Pleasant Views over the Fields
- Shared Rear Garden
- Convenient Location
- Mature Front Garden
- Ideal First Home or Investment
- Council Tax Band - A



Road Map



Terrain Map



Floor Plan



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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.

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	