

FREEHOLD



2 WINDHILL COTTAGE, SCALES, ULVERSTON, LA12 0PA

£325,000

FEATURES

Well Presented Three
Bedroom Property

Occupying Semi Rural
Location

Open Country Views

Air Source Heating, UPVC
Double Glazing

Kitchen/Diner & Lounge With
Wood Burner

Conservatory

Three Bedrooms,
Bathroom & Shower
Room

Suitable For A Range Of
Purchasers

Ample Parking & Deep Set
Frontage

Early Viewing
Recommended



 2  1  3  Off Road
Parking

JH
Homes

Nestled in a truly idyllic semi-rural setting, this attractive and beautifully presented three-bedroom home enjoys open countryside views on the peaceful outskirts of Scales Village. Offering the perfect blend of charm and modern efficiency, the property benefits from newly installed double glazing and solar panels, enhancing both comfort and sustainability. Designed for versatile living, the accommodation comprises of a welcoming lounge, spacious kitchen/diner, utility room, and a central hallway leading to a light-filled conservatory. There are three bedrooms, including a convenient ground floor bedroom, along with a family bathroom and additional first-floor shower room. Externally, the property offers ample off-road parking, a delightful front garden with established fruit trees, and a private rear garden featuring a covered decked seating area - ideal for relaxing and enjoying the surrounding wildlife and tranquillity. Set adjacent to open fields, this home truly embraces idyllic countryside living, where you can step outside with your morning coffee and take in the peace and natural beauty. Scales village is known for its strong community spirit, with a village hall, local park, and scenic walks to Birkrigg Common. The nearby market town of Ulverston offers a range of independent shops, eateries, and amenities, along with excellent schooling options and a railway station for convenient travel. Part exchange will be considered for a smaller property.

Accessed via a wooden gate, past generous off-road parking and a charming front garden, with a pathway to the front entrance.

KITCHEN

9' 6" x 11' 10" (2.9m x 3.61m)

Fitted with a range of base, wall and drawer units, complemented by two-sided work surfaces and incorporating a one and a half bowl ceramic sink with mixer tap, positioned beneath a uPVC double glazed window which enjoys open views to the front. The kitchen offers a recess for a five-ring electric range (available by separate negotiation) with cooker hood over, along with additional space and plumbing for a dishwasher, under-counter freezer and upright fridge. Finished with inset lighting, Karndean flooring, a useful pantry, and styled in tasteful neutral tones throughout, the space flows openly into the adjoining:

DINING AREA

10' 10" x 8' 3" (3.3m x 2.51m)

With Karndean flooring flowing seamlessly through, this well-proportioned dining area features a uPVC double glazed window to the front with a radiator beneath. The space is enhanced by inset lighting, ample power points, and is presented in stylish neutral tones throughout. An internal door leads to the lounge and a further door provides access to:

UTILITY ROOM

6' 7" x 11' 10" (2.01m x 3.61m)

Plumbing connection for washing machine and further storage units, plus a PVC door opening to the rear.

LOUNGE

10' 10" x 15' 11" (3.3m x 4.85m)

Inviting and nicely presented reception room, centred around a characterful wood burning stove set within the chimney breast, creating a striking focal point complemented by an exposed mantle. The space is styled in a sophisticated palette of neutral tones, enhancing both light and a sense of calm, while the tiled flooring and inset lighting add a contemporary finish. A uPVC double glazed window captures picturesque countryside views, further enhancing the atmosphere, with an internal door leading seamlessly into:

CENTRAL HALL

10' 6" x 9' 2" (3.2m x 2.79m)

Spacious and welcoming area providing access to the ground floor bedroom, bathroom, and conservatory. Stairs rise to the first-floor landing, leading to two further bedrooms and a shower room, with useful understairs storage.

CONSERVATORY

7' 5" x 11' 2" (2.26m x 3.4m)

Light-filled and enjoys delightful views over open fields, with uPVC glazing and French doors opening out to the garden. The space is enhanced by two wall lights, a radiator, and power points, making it a comfortable and versatile area to relax and take in the surrounding countryside.

BEDROOM

10' 6" x 9' 3" (3.2m x 2.82m)

Comfortable and well-proportioned double bedroom positioned on the ground floor, enjoying a pleasant outlook to the rear via a uPVC double glazed window. The room is complemented by inset lighting, radiator, and power points, creating a versatile and inviting space.

BATHROOM

Fitted with a three-piece white suite comprising of a WC with low flush, pedestal wash hand basin, and bath with side screen and fixed Mira electric shower over. The space is enhanced by neutral toned wall tiling to the bath area, complemented by stylish leaf-patterned décor, creating a calm and inviting feel. Further features include a heated towel rail and a uPVC double glazed window with fitted blind to the side.

FIRST FLOOR LANDING

Compact area featuring a useful airing cupboard with access to two bedrooms and the shower room.

SHOWER ROOM

Appointed with a modern suite comprising of a shower cubicle, vanity unit with inset wash hand basin, and WC. The room is further enhanced by a wall-mounted heated towel rail.

BEDROOM

11' 4" x 12' 8" (3.45m x 3.86m)

A further generously proportioned bedroom enjoying a delightful outlook through a uPVC double glazed window, with views extending towards Morecambe Bay, Piel Island, and beyond. The room also benefits from useful built-in storage with hanging rail, along with inset lighting, radiator, and power points.

BEDROOM

8' 11" x 8' 10" (2.72m x 2.69m)

Versatile room offering flexibility, ideal for use as a bedroom, nursery, or home office. A uPVC double glazed window to the side enjoys pleasant open views, enhancing the light and airy feel of the space.

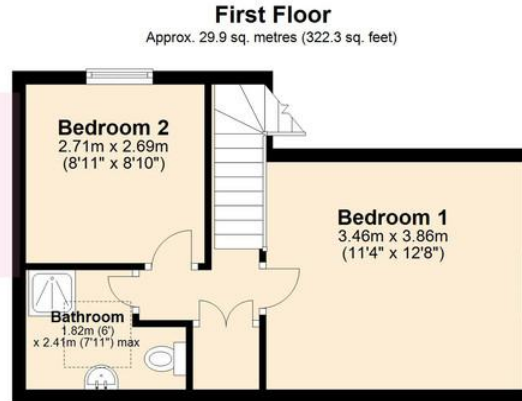
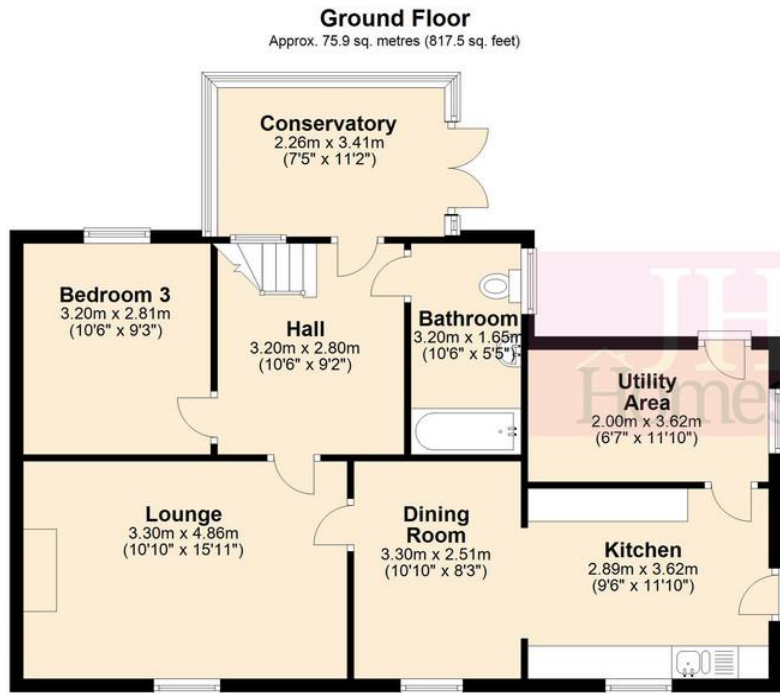
EXTERIOR

To the front of the property is a deep-set garden, mainly laid to lawn, featuring established fruit trees and two ponds, along with ample off-road parking, recently enhanced with new chippings. The property also benefits from solar panels, improving energy efficiency. Additional features include external security lighting, a water tap, and a pedestrian pathway leading to the kitchen door. To the rear, a decked seating area, a low-maintenance garden, and a useful storage shed - ideal for outdoor relaxation and entertaining. The



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Total area: approx. 105.9 sq. metres (1139.7 sq. feet)

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: B

LOCAL AUTHORITY: Westmorland and Furness Council
 SERVICES: Septic tank drainage shared with neighbouring property, solar panels, electricity and water

DIRECTIONS:

From our office proceed to the traffic lights on Queen Street at the junction with the A590, proceed straight over onto Princes Street and continue along to Springfield Road and then Mountbarrow Road. Go past the Esso garage along the lane onto White Gill Lane, go over the cattle grid, continue straight over Birkkrigg common, and as you drop down to the village of scales with the park on your right, there is a triangle of green; take a left there. Proceed further along this road, after a couple of minutes on your right there is a lane. Proceed along the lane and the property is on the left-hand side. The lane is identified with a JH Homes for sale board.

The property can be found by using the following "What Three Words": <https://w3w.co/hyprocite.oxidation.mostly>

Score	Energy rating	Current	Potential
92+	A		99 A
81-91	B		
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	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.

