

HIGH RAKE, NETHERHOUSES, BROUGHTON BECK, LULVERSTON, CUMBRIA, LA12 7PR

EXTERNAL

Immediately to the front of the property there is hard stand parking for up to three vehicles and integral to the side of the property there is a door offering access to the boiler room/wood store.

BOILER/WOOD STORE

17ft 1' 5.20 x 6ft 11' 2.12

Houses the modern Worcester oil fired boiler for the central heating and hot water systems. The room has electric light and power and houses the electric meter and circuit breaker control point.

There is gated access to the side leading to the garden area and a pathway which leads to the side and rear of the property. Attached to the side of the cottage there is a traditional stone out building.

OUTBUILDING/WORKSHOP

8ft 7' 2.62 x 8ft 9' 2.67

Has electric light and power and whilst in need of general refurbishment offers good potential.

To the rear is a pleasant area with natural rock outcrops and path leading to the oil storage tank at the rear of the property. There is a set of double gates offering access to the side garden area. To the side is a useful and sizeable garden store/workshop. The garden is level and situated within it is the septic tank. It is of an excellent size and a fantastic compliment to the cottage whilst offering superb potential for landscaping. From the garden there are fantastic views over the picturesque surrounding countryside and Lakeland hills beyond.

TENURE: Freehold

COUNCIL TAX: Band E

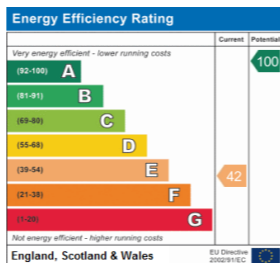
LOCAL AUTHORITY: South Lakeland district Council

SERVICES: Electricity, private water, private shared drainage to septic tank.

Viewing strictly through J H Homes.

Estate Agency Act 1979

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**Three Bedroom Semi-Detached Cottage
Rural Location
FOR SALE £285,000**



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High Rake is a most attractive traditional semi-detached cottage situated in a picturesque location in the Hamlet of Netherhouses to the outskirts of Ulverston. This is a wonderful opportunity to purchase a fabulous cottage that whilst in need of modernisation and refurbishment offers superb potential to create a character filled home. It has the benefit of a modern Oil central heating boiler, double glazing and has the advantage of having been re-roofed over recent years. Whilst in need of modernisation and refurbishment it offers a unique purchase opportunity to create a wonderful home in this picturesque setting. The Cottage is reluctantly offered for sale after being in the ownership of the same family many years. Considered suitable for a range of buyers for both permanent or second home occupation. The stunning location to the outskirts of the popular market town of Ulverston and offering convenient access to the A595 and beyond to the Southern and Western Lake District National Park.

For more information call 01229 314049 or 445004

2 New Market Street
Ulverston
Cumbria
LA12 7LN

EPC Rating: E

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ACCOMMODATION

The cottage is accessed from a traditional style front door with glazed upper pane which opens to an entrance vestibule.

ENTRANCE VESTIBULE

The entrance vestibule has a quarry tiled floor and provides shelter. A half glazed door offers access to the reception hall/study.



RECEPTION ROOM/STUDY

10ft 1' 3.05 x 7ft 1' 2.17

With a double central heating radiator, painted timbers to the ceiling a feature candle recess. A useful area which has a double power socket and ceiling light point. A traditional painted wooden door with latch handle offers access to the adjacent sitting room.

SITTING ROOM

11ft 8' 3.57 x 13ft 2' 4.03 maximum overall.

A lovely room with two double glazed windows to the front elevation one with window seat and the other with a deeper sill. There is a central fireplace feature with substantial wooden mantel shelf and a slate flagged hearth where there used to sit a wood burning stove, with potential for a new stove to be connected if required.



To the side of the fireplace there is a traditional spice/salt cupboard with shelving and there are painted timbers to the ceiling. The under stairs area is open to the room maximising usable space and where is located a double central heating radiator. The room has double power sockets and offers a cosy and comfortable room. A traditional door offers access to an inner hallway.

INNER HALL

The inner hallway has traditional wooden doors with latched handles which are painted and open to the kitchen and pantry. The staircase leads to the first floor.

PANTRY

7ft 3' 2.23 x 4ft 11' 1.80

With a borrowed light window to the sunroom/dining room. With traditional slate cold slabs and painted timbers to the ceiling. A most useful traditional storage room.

KITCHEN/DINING ROOM

11ft 7' 3.54 x 12ft 2' 3.72

A double-glazed window to the rear with tiled sill, a single glazed window and open doorway to the adjacent sunroom/dining room. A spacious room that has a Belfast style sink with mixer tap, point and space for an electric cooker adjacent to a substantial wooden work surface. The kitchen is a good size and offers a blank canvas to be fitted with either fixed units or freestanding kitchen furniture. The room has a radiator and spotlight track.



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SUNROOM/DINING ROOM

12ft 11' 3.95 x 8ft 5' 2.58

A polycarbonate panel into the roof and lower double-glazed windows which offer a fabulous aspect over the garden and surrounding countryside beyond. A versatile and useful room with a slate flag floor a double central heating radiator and stable door to the side to the garden.



There is open access to the side which offers a coat hanging area etc with shelving.

From the inner hallway the staircase leads to the first floor with a wooden handrail. The landing has painted wood panelling and a central heating radiator, integrated smoke alarm and electric light as well as a double power socket.

BEDROOM ONE

11ft 10' 3.61 x 10ft 4' 3.15

A wooden double-glazed window to the front elevation offering a fabulous aspect to the countryside opposite the property. This double bedroom has a wonderful stripped wide wood flooring and painted panelling to one wall with borrowed light window. The bedroom offers a lovely double room and has power sockets and a ceiling light point.



BEDROOM TWO

16ft 3' 4.97 x 7ft 2' 2.18

A good double bedroom with a modern wooden double-glazed window to the front elevation again offering a lovely aspect to the front elevation. A good bedroom with power and light.



BATHROOM

7ft 2.13 x 6ft 4' 1.93

The bathroom has wooden double-glazed window to the rear elevation with deeper tiled sill. Fitted with a three-piece suite in white comprising bath with over bath electric shower and shower rail, pedestal wash hand basin and low flush WC. There is tiling to the walls, a chrome ladder style towel radiator, laminate style wood grain flooring and a connecting door to bedroom three.



BEDROOM THREE

7' 2.14 x 10ft 3' 3.15

With a wooden double-glazed window to the front offering a lovely aspect over the countryside beyond the property. This bedroom has a radiator, power socket, ceiling light point and a built-in airing cupboard with factory insulated hot water tank. There is the continuation of the laminate flooring from the bathroom and access to the loft.