



Bouth

£440,000

Queen Anne Cottage
Bouth
Nr Ulverston
Cumbria
LA12 8JB

Superb, newly refurbished character cottage with a first class finish, tucked away in the beautiful and popular village of Bouth within the LDNP. Comprising contemporary Dining Kitchen with integrated appliances, Lounge, 3 Double Bedrooms and luxury 4 piece Bathroom. Low maintenance Gardens and ample Parking. Ideal Permanent/Investment, Holiday Let/Second Home. Chain Free.

Property Ref: G2551

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Dining Kitchen



Kitchen Area



Lounge

Location/Description: Queen Anne Cottage is a wonderful semi-detached property being the end one of a row of three which has been tastefully and extensively refurbished throughout cleverly mixing modern and contemporary luxury with original charm. High end touches throughout such as oak doors, oak staircase, engineered oak flooring, underfloor heating, brushed stainless steel switches and sockets, deep set uPVC 'sash' windows and high quality kitchen and bathroom fittings sit seamlessly alongside charming original features such as exposed beams and exposed stone walls. Altogether creating a warm and inviting home with the benefit of low maintenance gardens and parking for 3 cars.

Bouth is a small village within the Lake District National Park situated approximately half way between the Southern tips of Conistown Water and Lake Windermere boasting a super central Pub/Restaurant called The White Hart. The village is approx. 6 miles from the attractions on offer in Grizedale Forest, just a little further from the delights of the inner Lake District itself and approximately 10 minutes by car from the amenities of the small market town of Ulverston. Bouth is not only picturesque and peaceful it is also highly convenient!

To reach the property from Newby Bridge roundabout, travel for 3.8 miles on the A590 turning right at the junction signposted Grizedale, Rusland & Bouth. Follow this short lane to the 'T' junction and turn left. Follow this road for approximately 1 mile into the village turn right (just before the pub) up the lane and the driveway to Queen Anne Cottage is shortly on the left.

For a Viewing Call 015395 32301



Lounge

Accommodation (with approximates measurements)

The attractive soft green Composite door opens to:-

Open Porch with side window and luxury oak vinyl flooring which leads into:-

Dining Kitchen 18' 6" x 7' 8" (5.66m x 2.34m) a well proportioned dining kitchen with dual aspect. The well fitted kitchen cabinets are a modern shaker style in pale dove grey with soft closing doors including larder cupboards (one of which houses the central heating boiler) and complementary solid oak work-surface; Belfast sink with 'antique' mixer tap. Neff appliances include induction hob with extractor over, built-in brushed stainless steel eye level oven and microwave. Also included are integrated fridge/freezer and dishwasher. Large under stair storage cupboard with plumbing for washing machine. Deep set uPVC 'sash' window to the front and French doors to the rear. Recessed ceiling spot lights and luxury oak vinyl flooring.

Open to:

Lounge 19' 3" x 11' 10" (5.87m x 3.61m) a dual aspect room with uPVC 'sash' window to the front with window seat and storage under and window to rear. An array of exposed beams and two walls of charming exposed stonework. Large stone fire place perfect for a log burning stove with beautiful complementary Elswick sandstone hearth and an attractive oak staircase to:-

Landing with large deep set uPVC window over the stairs providing a delightful outlook into the rear gardens. Exposed beams and 'oak' doors to:-



Bedroom 1



Bedroom 2



Bedroom 1



Bedroom 3



Bathroom

Bedroom 1 15' 8" x 10' 0" (4.80m x 3.05m) a generously proportioned double bedroom with pitched ceiling and lovely exposed beams. Low level, deep set uPVC 'sash' window.

Bedroom 2 10' 0" x 8' 7" (3.07m x 2.64m) a double bedroom with low level deep set window to the rear, pitched ceiling and exposed beams. Recessed cupboard.

Bedroom 3 9' 10" x 8' 7" (3.00m x 2.62m) the third double bedroom with low level uPVC deep set 'sash' window to the front, pitched ceiling and exposed beams.

Bathroom a luxury bathroom having a white 4 piece contemporary suite comprising free standing bath, low flush WC, corner 'drench' shower and wash hand basin on an attractive soft grey vanity unit. Karndean luxury vinyl flooring, pitched ceiling, chrome ladder radiator, low level frosted window, exposed beams and a contemporary Venetian Plaster feature wall with recessed shelf.

The stairs, landing and bedrooms are all carpeted in a popular neutral grey.

Outside

Gardens the garden to the rear is super. Extremely modern, well thought out and low maintenance. Several interesting levels create sunny patio areas some of which are paved and some gravelled. Towards the top of the garden, a social seating area is built in, set with modern lighting to complete the picture. So many

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Bedroom 2



Bathroom



Patio & Parking Area



Patio Areas & view over the village



View from the Patio Area

different areas in which to enjoy the peace, sunshine and a glass of wine or two! Steps and a pathway lead up to the parking area.

Parking parking is provided for several vehicles on the level gravel area at the top of the garden.

Services: Mains electricity, water and drainage. LPG gas underfloor heating to ground floor with LPG central heating radiators to the first floor. The LPG gas tank is submerged under ground to the rear of the property

Tenure: Freehold. Vacant possession upon completion. No upper chain.

Council Tax: Band D. South Lakeland District Council.

Viewings: Strictly by appointment with Hackney & Leigh Grange Office.

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

Rental Potential: If you were to purchase this property for residential lettings we estimate it has the potential to achieve £850 - 900 per calendar month. For further information and our terms and conditions please contact our Grange Office.

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Parking Area

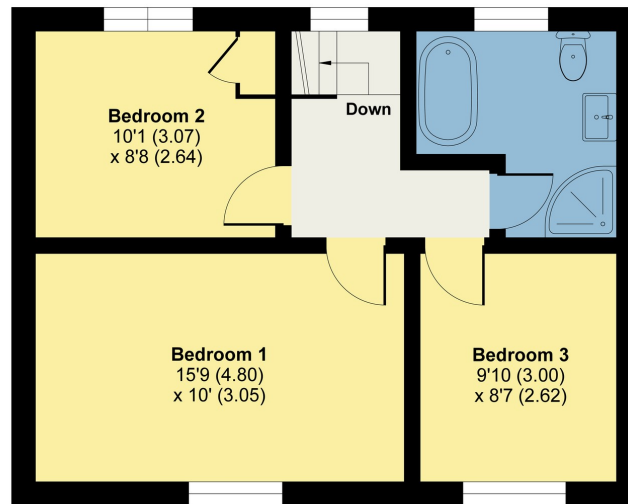


Rear Aspect

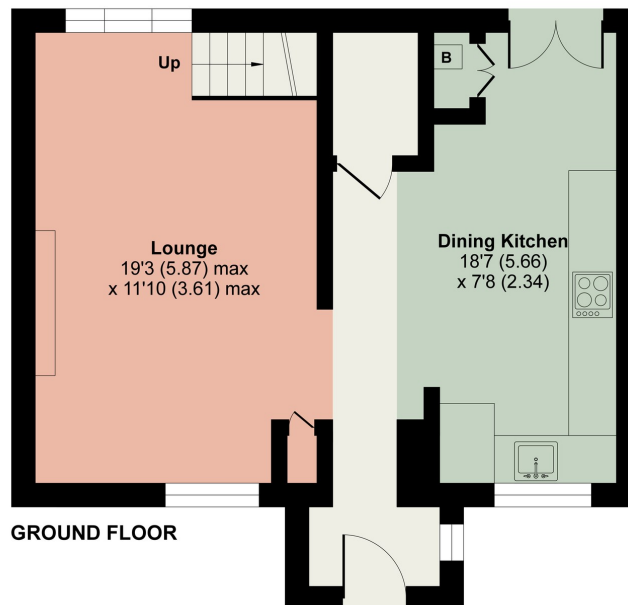
Queen Anne Cottage, Bouth, Ulverston, LA12

Approximate Area = 948 sq ft / 88 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Hackney & Leigh. REF: 737846

A thought from the owners..."We hope that the new owners of the cottage get as much pleasure from owning it as we have had from restoring it"

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