



Newby Bridge

£310,000

7 Railway Cottages
Newby Bridge
Ulverston
Cumbria
LA12 8AW

A former railwayman's cottage - The 2 bedrooomed accommodation is a perfect holiday let or country bolthole in the heart of the Lake District National Park. Front garden, parking and outside store and of course the steam trains at the bottom of the garden.

The cottage faces south with the living room and main bedroom enjoying an aspect over the front garden, single railway track and fields beyond. The property benefits from having a new roof with solar panels installed in December 2021 and the furniture is available by separate negotiation.

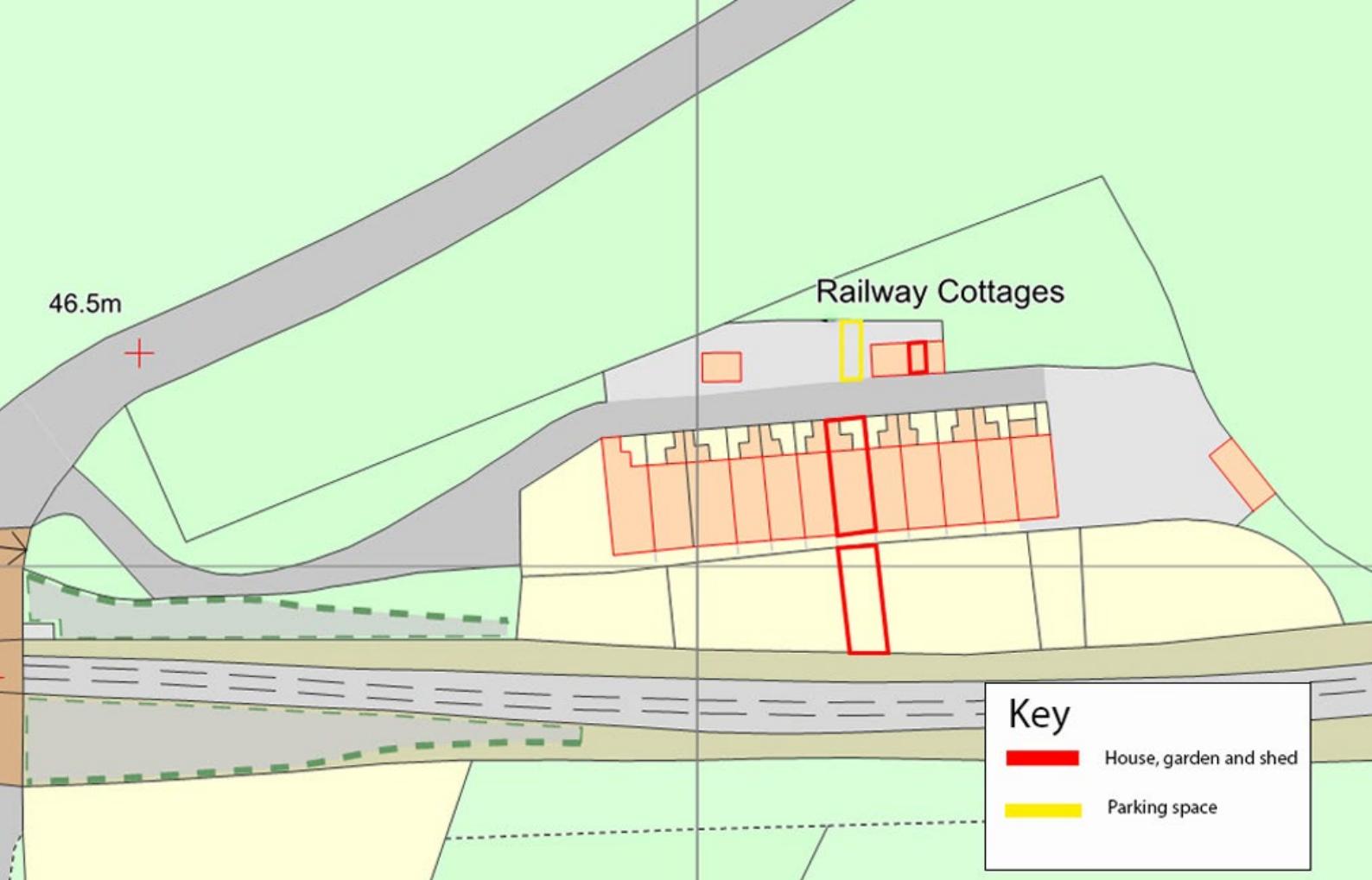
Property Ref: W5745

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Ordnance Survey Ref: 00381369



Front Elevation



Description:

A former railwayman's cottage situated in a quiet location close to the Swan Hotel. The cottage is one of a terrace of similar properties with a front garden that runs down to the single track line for the local steam trains, and with a small garden, useful shed and parking space to the rear. Inside you will find two bedrooms and bathroom on the first floor, and living room, dining kitchen, utility and rear porch.

The property was re-roofed in 2021 including the installation of solar panels.

Location:

Enjoying a pleasant semi rural location yet within minutes of the popular Swan Hotel Bar and Restaurant and with good links to the main road network. Follow the A590 Lakeside road heading to Newby Bridge out of Bowness, upon reaching the roundabout take the second exit signposted Newby Bridge and then right signposted to Lakeside. Proceed over the bridge passing The Swan Hotel, turn right and head over the railway bridge where the driveway to the cottages can be found immediately on the right.

For a Viewing Call 015394 44461



Sitting Room

Accommodation (With approximate measurements)

Sitting Room

11' 10" x 10' 0" (3.61m x 3.05m)

Central fireplace with wood burning stove on a slate hearth and two side cupboards. TV point and pleasant outlook over front garden with access to railway line.

Inner Hall

Stairs to first floor.

Dining Kitchen

11' 11" x 11' 1" (3.63m x 3.38m)

A modern range of fitted wall and base units, inset sink, part tiled walls, wood work surfaces, built in electric oven, hob and cooker hood over. Extractor fan, tiled floor and useful understairs cupboard.

Utility Room

6' 0" x 5' 9" (1.83m x 1.75m)

Tiled floor and plumbing for both a washing machine and slimline dishwasher. Fitted worktop.

Rear Porch

6' 6" x 5' 1" (1.98m x 1.55m)

Tiled floor and double glazed windows.



Sitting Room



Sitting Room



Kitchen



Utility Room

First Floor

Bedroom 1

12' 0" x 10' 1" (3.66m x 3.07m)

Outlook over garden and railway line. Built in cupboard.

Bedroom 2

11' 2" x 7' 6" (3.4m x 2.29m)

Double glazed window.

Bathroom

3 piece white suite with bath with Triton shower over, pedestal washbasin and WC. Part tiled walls, shaver light, double glazed window and extractor fan.

Outside:

To the front is a pretty cottage garden with small lawn, feature pebbled area and paved patio all with a steam train passing by.

To the rear of the property is a small, enclosed yard, store with Worcester oil boiler and oil tank. Allocated parking space and timber shed. There is also shared drying rights to use the raised gravelled area at the back of the parking.



Rear hall

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Kitchen



Kitchen



Bedroom 1



Bedroom 2



Bathroom

Services:

Mains, water, drainage and electricity. Oil fired central heating to radiators and recently installed solar panels on the roof for the generation of electricity.

Council Tax:

South Lakeland District Council - Band B.

Tenure:

Freehold. The communal grounds - drying area/ road/ septic tank are all maintained by Railway Cottages Ltd, and freehold of this land jointly owned by all 12 properties . Each owner having a 1/12th share in the company. Cost for maintenance is approximately £200 to £300 per annum although last year it was higher due to one off maintenance of some items. It is expected that the service charge will go back to the normal rate thereafter.

Viewings:

Strictly by appointment with Hackney & Leigh Windermere Sales Office.

Energy Performance Certificate:

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

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Garden



7 Railway Cottages, Newby Bridge, Ulverston, LA12

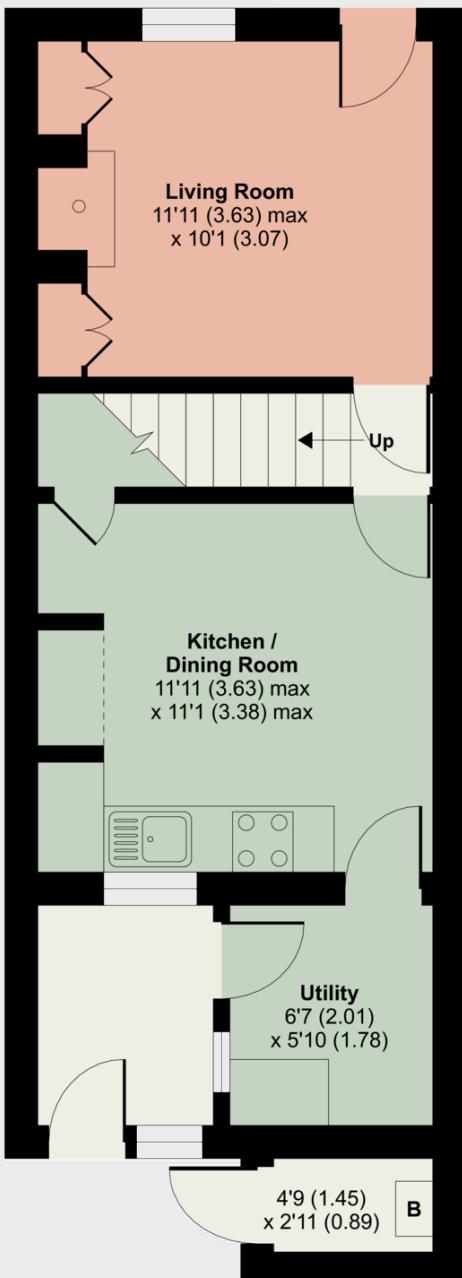


Approximate Area = 681 sq ft / 63.2 sq m

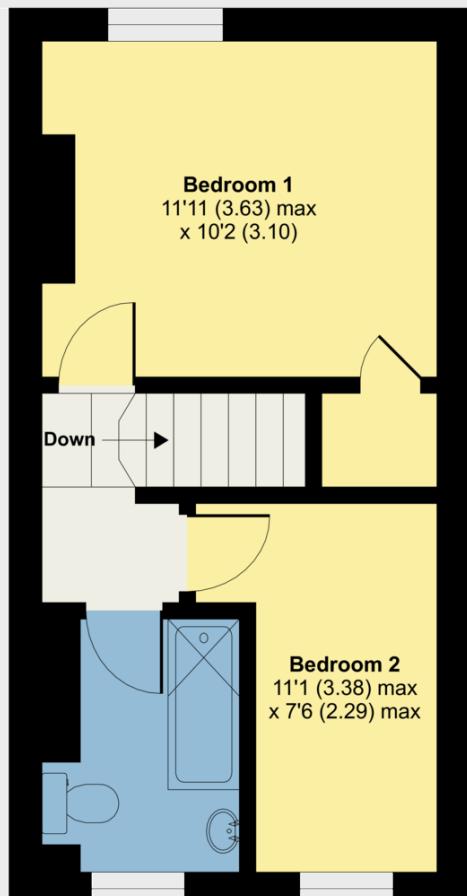
Boiler Room = 13 sq ft / 1.2 sq m

Total = 694 sq ft / 64.4 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022.
Produced for Hackney & Leigh. REF: 808433

A thought from the owners... "The total peace and quiet of the cottage makes it utterly relaxing, and yet you are a short walk from a luxury hotel, and a short drive from both Bowness on Windermere and Ulverston. It's simply perfect."

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract.