



## Satterthwaite

**£295,000**

3 Force Forge Cottages  
Satterthwaite  
Spark Bridge  
Ulverston  
LA12 8LE

Pretty as a picture, this sweet traditional stone built Lakeland Cottage enjoys a tranquil setting in a tiny hamlet in the Grizedale Forest and offers a superb opportunity for anyone seeking a peaceful retreat, holiday let or easily managed home. With a genuine cottage feel, the accommodation includes a splendid living room, kitchen extension, 2 double bedrooms, modern shower room, gardens, parking and a store.

Located roughly mid-way between lake Windermere and Coniston Water and enjoying a delightful southerly aspect, this cottage is highly recommended for early viewing.

Property Ref: AM3921





Dining Area

**Location** From Hawkshead head south, signposted Grizedale and Newby Bridge and after a short distance take the first right after the coal yard, signposted Grizedale 2.5 miles. Follow this country lane as it winds up the fell widening out as it passes through Grizedale Forest, past the visitors centre and on through Satterthwaite itself. Force Forge is a further 1.2 miles to the south of Satterthwaite Village. After crossing the stone bridge over the beck, travel a further 1/3 of a mile along this road and 3 Force Forge Cottage can be found on the left hand side amongst a small cluster of similar cottages. (NB - the cottages are still known locally as Low or Lower Force Forge, although the official name is Force Forge). We understand that the property enjoys the right to park in front of the cottage in the courtyard.

**Description** When you hear that this lovely property has origins as a mill workers cottage you might begin to wonder whether a home with such an industrial sounding heritage can really cut the mustard today as a suitably welcoming home, a peaceful weekend retreat or a popular holiday let - but this beautiful south facing stone built cottage really is as pretty as a picture, full of character and is as sweet as you could wish. And as for the setting..... "peaceful and idyllic" just does not do it justice.

Serenely positioned in the beautiful Grizedale Forest which spans between the stunning lakes of Windermere and Coniston Water, the location is simply superb and yet it is pleasantly hidden away from the hustle and bustle of the main tourist destinations within the National Park, even on the busiest of Bank Holidays. Quietly tucked away it may be, but the cottage is perfectly placed for excellent access from the south (there is no need to get bogged down in the holiday traffic heading into the central lakes as you

can quite quietly slip in via the A590 and Newby Bridge at the southern tip of Lake Windermere) making it the perfect lock up leave weekend retreat, or indeed a successful holiday let, as it is currently with Cumbrian Cottages.

The accommodation is tastefully presented and includes a wonderful living room, created by combining what must originally have been a sitting room and kitchen into one, with a kitchen extension at the rear. The first floor includes two double bedrooms and a shower room. There is the right to park a car at the front we understand, and a very useful and substantial stone built store at the rear, perfect for securely storing bikes, kayaks, paddle boards etc, or even having potential to create a home office or other such ancillary space.

The gardens are an absolute delight, looking over a neighbouring garden to a gorgeous beck beyond with a delightful ancient woodland backdrop - a real haven for wildlife and the perfect spot to really relax and forget all of the stresses of modern life.

Ideal as a popular holiday let, an idyllic weekend retreat, or as a welcoming permanent home this charming cottage is not one to miss.

**Accommodation (with approximate dimensions)**

**Covered Porch** With timber stable door and outdoor light point.

**Living Room** 20' 9" x 11' 10" (6.35m x 3.63m) A welcoming room with space both to relax and dine, with window seat, open fire place with slate mantle and surround set upon a slate hearth, a



Ordnance Ref No 00693675

lovely focal point for gathering around with friends and family. Having a Dimplex wall heater for those cooler evenings, downlights and a useful under stair storage cupboard.

**Kitchen** 12' 0" x 4' 11" (3.66m x 1.52m) With tiled walls, slate tiled floor and wall and base units having complementary work surfaces incorporating a stainless steel sink and drainer with mixer tap. Integrated appliances include an Indesit four ring electric hob set above an Electrolux electric oven with Belling extractor hood over. Also having spotlights and an external stable door to the rear.

#### First Floor

**Landing** With Dimplex wall heater and having loft access point.

**Bedroom 1** 11' 10" x 8' 0" (3.61m x 2.44m) A lovely double room with window seat, ideal for enjoying the woodland views, and having a Gabarron electric wall heater.

**Bedroom 2** 11' 8" x 7' 8" (3.58m max x 2.36m max) Currently in use as a twin, this characterful room also has a window seat, perfect for relaxing, reading or maybe planning tomorrows adventures. Also having a Gabarron electric wall heater.

**Shower Room** Having tiled walls and floor, with a three piece suite comprising a Mira shower set within a cubicle, a pedestal wash hand basin with mirror over, and a WC. Also having a heated ladder style towel rail/radiator, an Emma extractor fan and a shaver point.

#### Outside

**Parking** We understand that the property enjoys the right to park at the front of the cottage.

**Store** 11' 9" x 6' 2" (3.60m x 1.90m) Stone and slate built this lockable outbuilding is perfect for securely storing garden and outdoor equipment, or even adapted to be a home office. Having a small window above the door.

**Garden** Utterly peaceful, and perfect for relaxing at the end of the day, perhaps with a glass of something cool whilst listening to birdsong and the babbling beck beyond.

**Services** The property is believed to be connected to mains electricity and is thought to be connected to mains water, with drainage being to a shared private drainage installation. We believe that the shared drainage installation may not be fully compliant with current legislation which has been upgraded in recent years.

**Business Rates** The property has a rateable value of £3,900, with the amount payable to South Lakeland District Council being £1,946.10 (TBC) Small Business Rate Relief may be available.

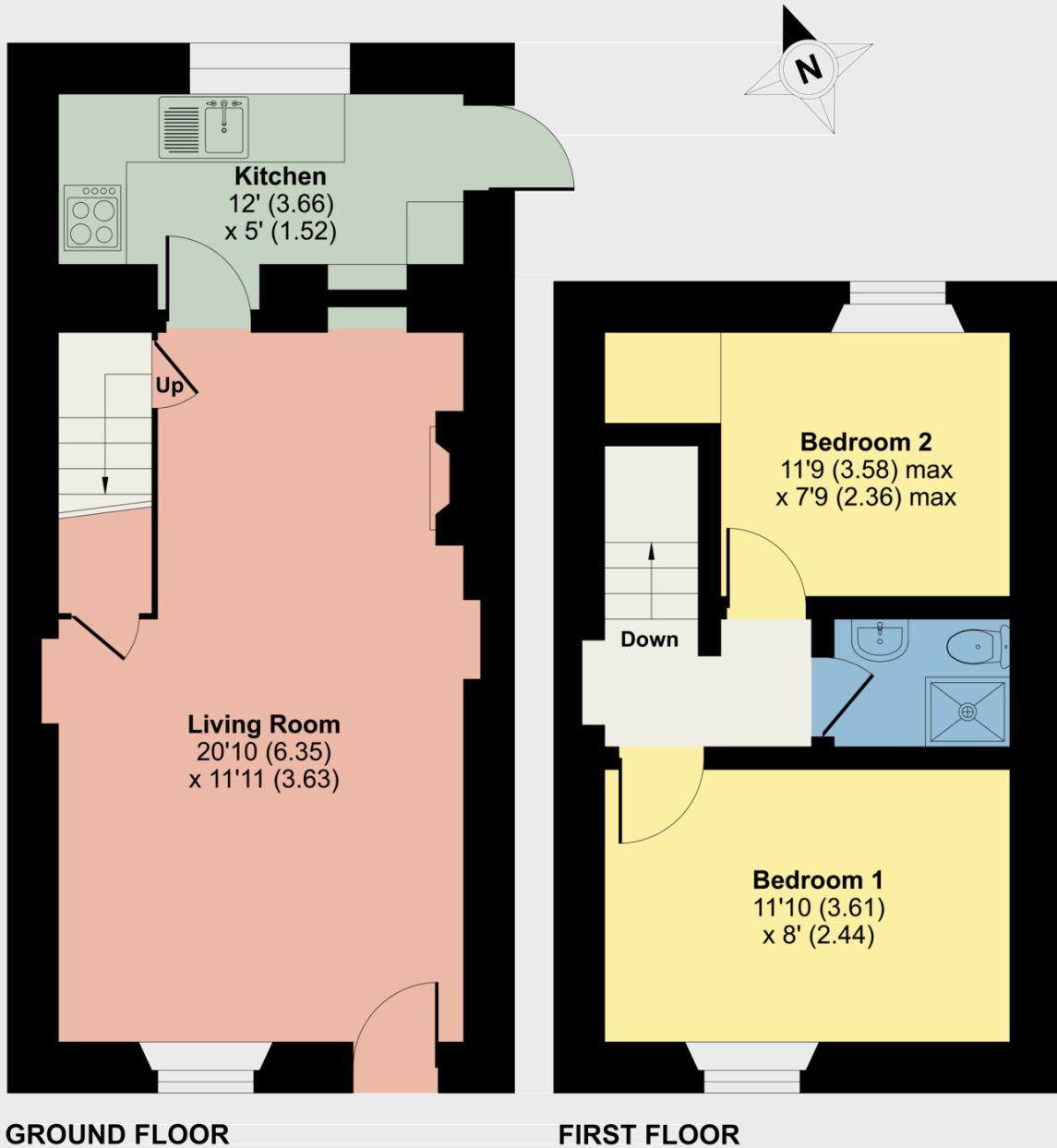
**Viewings** Strictly by appointment with Hackney & Leigh Ambleside Office.

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

# 3 Force Forge Cottages, Satterthwaite, Ulverston, LA12

Approximate Area = 580 sq ft / 54 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'checon 2022. Produced for Hackney & Leigh. REF: 828780

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