

## Ulpha

£220,000

The Bothy, Ulpha, Nr Broughton-in-Furness, Cumbria, LA20 6DY

Wow! What a splendid opportunity!

The Bothy is completely unique, warm, quirky and inviting in the most wonderful of locations with views to dream of. A private lock up and leave, excellent (very successful) Holiday Let or a bijou permanent home - we cannot recommend this property highly enough.

Comprising Living/Dining Kitchen to the Ground Floor with Bedroom and Bathroom to the Lower Ground Floor, Garden and Parking.

### Quick Overview

Detached, 1 Bedroom  
1 Reception, 1 Bathroom  
Stunning, rural location  
Converted Barn  
Outstanding Views  
Private Garden  
Excellent walks from the doorstep  
Charming and quirky  
Private Parking



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6 Mbps  
(see services)



Private Parking

Property Reference: G2748





**Description** Utterly wonderful! - We feel very fortunate as an Estate Agent to have been chosen to market The Bothy as it is so special, definitely in our top three for uniqueness!

The Bothy is absolutely charming, it is quirky and brimming with history and echos of its former life as an old bothy - the wobbly thick imperfect walls, deep set slit windows, exposed ancient timbers and slightly 'off' floors all come together to create the most charming of properties.

It is easy to imagine turning up here (either as a holiday let guest or the lucky new owners getting away from it all) for a weekend and opening the lovely old low door, lighting the log burning stove, pouring a large glass of something delicious, wrapping up in a soft checked blanket and just enjoying the peace and tranquility.

Currently a very successful holiday let within the Lake District National Park, The Bothy is an exciting and rare opportunity.

The little cornflower blue painted door opens directly into the cosy living/dining room with the bijou kitchen at the rear. The room is welcoming and relaxing with deep set and arrow slit windows to 3 sides. The lovely stone walls are painted white and the original floorboards remain in situ. The small, but perfectly formed well equipped Kitchen with hand painted cabinets and Belfast sink to the rear of this room. Calor gas free-standing cooker and fridge. The narrow wooden staircase leads down to the Lower Ground Floor.

The Bedroom is a generous double with similar white painted stone walls and dual aspect. Slate tiled floor which continues through into the Bathroom which has a frosted window and a three piece white suite including slipper bath, sink and WC.

Outside there is a private gated, stone walled garden with lawn and small patio with space for a bistro table and chair set which takes full advantage of the most glorious country views. Private parking for several vehicles.

All fixtures, fittings and contents are included in the sale.

**Location** If tranquility and views are your thing then this may just be the perfect place for you - so may next door if one isn't enough!?!

The stunning scenery, tranquility, woodland, tarns, fells and crags of the valley and surrounding hillsides draw many a walker, climber and cyclist who appreciate the less frantic pace of life in this area and it is easy to see why - although the western portion of the Lake District National Park does feel slightly quieter and like a well kept secret!

The Bothy has a wonderful rural feeling but is only 10 minutes by car to the Post Office and Convenience Store in Eskdale Green. A little further, approximately 15 minutes by car is the delightful town of Broughton in Furness which offers a Primary School, Post Office, Café, 2 Public Houses, Bakery, Vets, Grocers/Green grocers and Butchers.

To reach the property, follow the A595 passing Broughton in Furness and bear right signposted Ulpha/Seathwaite just before the traffic lights at Duddon Bridge. Follow the road over Ulpha Fell for approx 3 miles, go over the bridge and keep right signposted



Living Area



Living Area



Kitchen



Eskdale. Take the next left up on to Birker Fell and follow the road up the hill. Go over a bridge and take the next left turn and immediately cross over the little stone bridge, pass through the gate (will be closed) and follow the narrow country lane, stumbling upon The Bothy in the first cluster of properties. The Bothy is the second property on the left.

**Accommodation (with approximate measurements)**

**Living/Dining Area** 11' 2" x 9' 6" (3.4m x 2.9m)

**Kitchen** 9' 6" x 6' 0" (2.9m x 1.83m)

**Bedroom** 13' 2" inc stair x 8' 11" (4.02m inc stair x 2.72m)

**Bathroom**

**Services:** Mains electricity.

Private Water shared with 5 properties. A nominal charge of £200 is split 5 ways to a neighbour who maintains/monitors the water supply.

Calor Gas to cooker.

Shared septic tank drainage with 4 properties, emptied annually with the cost split between the 4 properties.

Starlink Broadband is in place at Woodend Barn and is wired to The Bothy. The charge for the upkeep of this is currently £15 per month

Sky satellite TV is available.

The wood-burning stove in the main living area is to be replaced.

**Tenure:** Freehold. Vacant possession upon completion.

**Business Rates:** The RV is currently £3900 for 3 holiday lets within this postcode upon the completion would need to be split accordingly with SLDC. The RV from April 2023 will be £2400. Small business rate relief may be available.

**What3words:** <https://what3words.com/sketch.vibe.whimpered>

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



Bedroom



Bathroom



View from the garden/sitting area

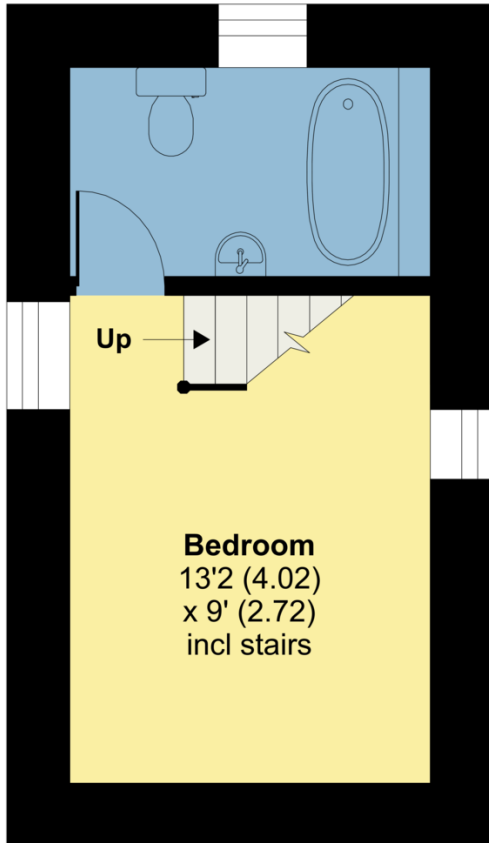


Garden and Sitting Area

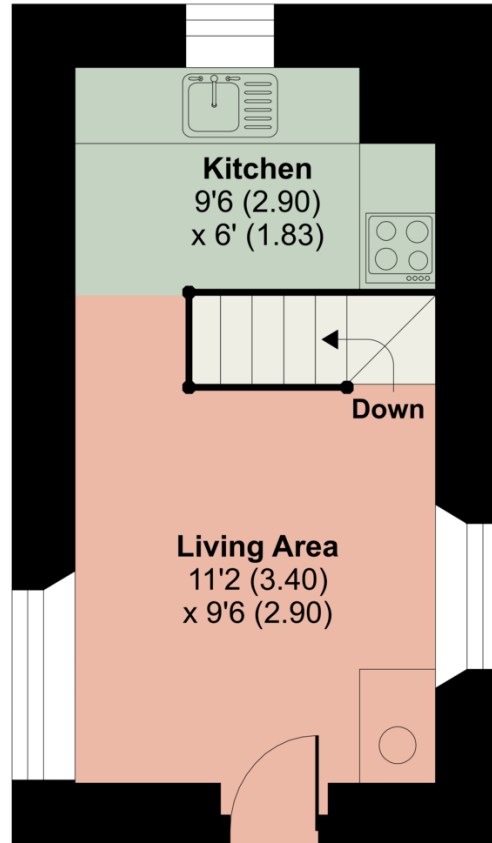
# Bothy, Ulpha, Broughton-in-Furness, LA20

Approximate Area = 358 sq ft / 33.2 sq m

For identification only - Not to scale



**LOWER GROUND FLOOR**



**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2023. Produced for Hackney & Leigh. REF: 949661

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