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DIRECTIONS

From our office in Ulverston proceed along the A590 towards Barrow in Furness passing through the roundabout at Swarthmoor Cross-a-Moor. Take the left hand turning signposted to Urswick and continue into the village of Great Urswick. Just before Brow End the cottage is situated on your right hand side identified by our pink "For Sale" sign.

The property can be found by using the following "What Three Words" <https://what3words.com/apes.banana.windmills>

GENERAL INFORMATION

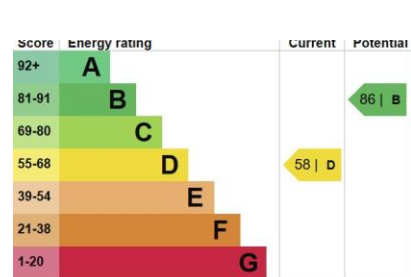
TENURE: Freehold

COUNCIL TAX: C

LOCAL AUTHORITY: South Lakeland District Council

SERVICES: Mains drainage, gas and electricity are all connected.

PLEASE NOTE: The photos used for marketing have been supplied by the owner.



**Estate Agency Act 1979**

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of JH Homes has the authority to make any representation or warranty in relation to the property. All electrical appliances mentioned, power points or heating systems have not been tested by this office and therefore cannot be guaranteed to be in working order. All measurements are approximate in these details.



Mardale Cottage, Great Urswick,  
Ulverston, LA12 0SX

For more information call **01229 314049**

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This lovely two bedroomed end cottage is situated in a fabulous elevated position in what must be one of the area's most desirable rural locations. As the photographs show the views are truly stunning across the tarn and countryside to the front. Conveniently laid out over three floors and comprising of through lounge/diner with Morso multifuel stove, fitted kitchen, bedroom and bathroom to first floor and further bedroom to the second floor. Offering gas central heating system and double glazing as well as fore-court frontage ideal for a morning coffee when taking in the fabulous view. All in all this property must be viewed to be appreciated.



UPVC door giving access into:

**LOUNGE/DINER**

22' 4" x 12' 2" (6.81m x 3.71m)

UPVC double glazed window facing the front elevation, with fabulous outlook towards the tarn. Morso multi fuel stove set to hearth with wooden mantle over, recess offering shelving and further uPVC, stained glass double glazed window to the side elevation. Five wall lights, two radiators and power points. Internal door with access to stairs and kitchen.

**KITCHEN**

11' 2" x 7' 3" (3.4m x 2.21m)

Fitted with a range of base, wall and drawer units with worktop over, incorporating stainless steel sink and drainer with mixer tap. Recess for under counter fridge and plumbing for washing machine. Integrated four ring gas hob with cooker under and concealed extractor hood over. Partly tiled, overhead pendant light to ceiling, uPVC double glazed window and PVC stable door with glazed inserts to the rear elevation.

**FIRST FLOOR LANDING**

Access to double bedroom, bathroom and stairs to second floor.

**BEDROOM**

12' 6" x 8' 10" (3.81m x 2.69m)

Double room with amazing views through the uPVC double glazed window towards the tarn and surrounding countryside. Central ceiling light, radiator, exposed floorboards, stripped pine door and fitted mirrored wardrobes.

**BATHROOM**

10' 10" x 4' 11" (3.3m x 1.5m) narrowest point

Fitted with a modern white three piece suite comprising of bath with central mixer taps, wall mounted shower head, side screen, pedestal wash hand basin and WC. Partly tiled to the bath area, storage under bath, uPVC double glazed window to the rear and stripped pine door.



**SECOND FLOOR LANDING**

Access to a further bedroom.

**BEDROOM**

13' 9" x 11' 10" (4.19m x 3.61m)

Further double room with exposed feature wall, dual velux windows, storage to eaves, central overhead light, radiator and power points.

**EXTERIOR**

To the front of the property is a raised patio area with uninterrupted views across the tarn to the countryside beyond. The rear elevation offers a shared area.

