

Total area: approx. 148.1 sq. metres (1594.6 sq. feet)



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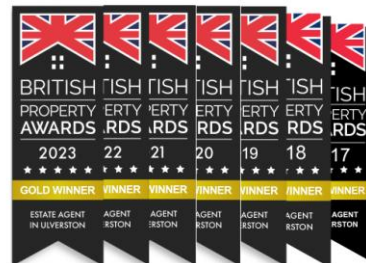
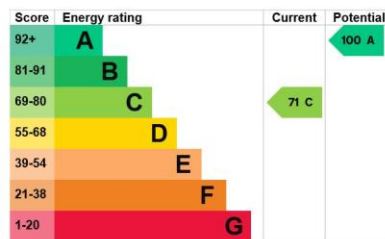
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GARAGE & PARKING



**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.

# Crag Field, Little Urswick, Ulverston, LA12 0PR

For more information call **01229 445004**

2 New Market Street  
Ulverston  
Cumbria  
LA12 7LN

[www.jhhomes.net](http://www.jhhomes.net) or [contact@jhhomes.net](mailto:contact@jhhomes.net)

Excellent detached family home situated to the between the villages of Great and Little Urswick. Most comfortable property is set on an attractive plot with good off road parking, single garage and attractive gardens which are boarded to farmland at the rear. Well presented by the current owners and will be fully appreciated upon internal inspection. Comprising of entrance hall, shower room, lounge, dining room, breakfast kitchen and three bedrooms, master with ensuite and family bathroom. The location offers convenient access back to Ulverston and onto the A590 for travel to Barrow in Furness. The village of Great Urswick has a popular Primary School and Public House.



#### DIRECTIONS

From the Ulverston office proceed up Market Street and turn left onto Queen Street. Continue to the traffic lights where you meet the A590. Turn right as though heading towards Dalton. Proceed through Swarthmoor keep on this road carrying straight on at the round-about until you come to the crossroads where you can turn left to Great Urswick. Proceed through the village of Great Urswick, out of the village, past the school and as you enter Little Urswick the property can be found on the right hand side.

The property can be found by using the approximate What3Words [///thud.computer.distracts](https://www.what3words.com/what3words/thud.computer.distracts)

#### GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: D

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains gas, electric, water and drainage are all connected.





Accessed through a PVC door with double glazed feature pattern glass upper panes opening to:

#### ENTRANCE HALL

Wood grain effect laminate flooring, two spotlight cluster to ceiling, modern column radiator and two uPVC double glazed windows with fitted blinds. Open access to kitchen and door to useful under stairs store/utility with plumbing for washing machine and housing the boiler for the hot water and heating system. Access to ground floor shower room.

#### SHOWER ROOM

5' 7" x 5' 1" (1.7m x 1.55m)

Modern shower room with tiling to walls and floor. Fitted with quadrant shower cubicle with fixed rain head and flexi track spray, WC with push button flush and wash hand basin with mixer tap set to vanity cupboard with storage under. Chrome ladder style towel radiator, modern panelling to ceiling and high level uPVC double glazed window.

#### LOUNGE

13' 7" x 18' 3" (4.14m x 5.56m)

Three uPVC double glazed windows all with fitted blinds, two to the front offering a pleasant aspect of the drive, front garden and beyond neighbouring properties towards the surrounding farmland. Central feature fireplace recess with slate hearth and stove, coving to ceiling, two wall light points as well as ceiling light point, two radiators and wood grain effect laminate flooring.

#### DINING ROOM

13' 10" x 11' 2" (4.22m x 3.4m)

Set of PVC French doors with double glazed inserts and matching side windows, opening to the rear garden. Radiator and coving to ceiling.

#### KITCHEN

13' 10" x 10' 4" (4.22m x 3.15m)

Fitted with an attractive range of modern base, wall and drawer units with woodblock work surfacing incorporating ceramic sink with mixer tap and matching upstand. Integrated electric induction hob with cooker filter hood over and low level electric fan assisted oven and fridge freezer. Modern column radiator, wood grain flooring from the entrance hall and set of PVC French doors with double glazed inserts overlooking and giving access to the lovely rear garden. Further uPVC double glazed window to side.



#### FIRST FLOOR LANDING

Turn at three quarter landing with radiator, uPVC double glazed, tilt and turn window giving a fabulous aspect over the rear garden and countryside beyond. Main landing with modern wooden doors to bedrooms and bathroom.

#### BEDROOM

10' 8" x 16' 2" (3.25m x 4.93m)

Double room with built in wardrobes, drawer unit and radiator. UPVC double glazed window to the front with two opening panes and fitted blind offering a fabulous aspect over the surrounding countryside. Modern wooden glazed door to en-suite shower room.

#### ENSUITE

7' 10" x 3' 3" (2.39m x 0.99m)

The shower room comprises a quadrant shower cubicle with modern panelling and a thermostatic shower with fan and light above. There is a wall hung wash hand basin with mixer tap with cupboard under and a WC with push button flush. There is mosaic style tiling to the walls and further tiling to the floor a chrome ladder style towel radiator.

#### BEDROOM

13' 10" x 11' 2" (4.22m x 3.4m) widest point

This is a further excellent double bedroom situated to the rear of the property with a PVC double glazed windows to the rear and side elevation with the rear window offering an attractive outlook over the rear garden and countryside beyond. There is a radiator, light décor power and light.

#### BEDROOM

13' 10" x 10' 4" (4.22m x 3.15m)

Further double room currently used as a dressing room/craft room. Double glazed windows to rear and side elevation, with the rear offering a lovely aspect over the garden and fields beyond.

#### BATHROOM

7' 10" x 10' 4" (2.39m x 3.15m)

Modern bathroom with three piece suite in white comprising of shaped freestanding bath with central mixer tap, wall hung wash hand basin with mixer tap and mirror behind and WC with push button flush. Tiled floor, chrome ladder style towel radiator, uPVC double glazed pattern glass window with fitted blind and door to eaves storage cupboard.

#### EXTERIOR

Approached from a tarmac driveway giving access to the single garage. Additional parking to front of the property and pleasant front forecourt garden area that is well planted.

Steps to side of the garage leads up to path and the front door, beyond here is a gate giving access to the rear garden area.

The rear garden is a lovely feature of this excellent home with two lower areas of slate shingle patio, well planted rockery border and flagged path with point for clothes dryer and gated access to far side. Wooden garden storage shed and useful log store. Beyond the patio is a lovely, grassed garden area that is again extremely well presented and stocked with a variety of shrubs and bushes and having a stone wall to perimeter and open farmland beyond.

#### GARAGE

17' 2" x 9' 3" (5.23m x 2.82m)

Single garage with up and over door, "Pod Point" for electric vehicle charging as well as electric light and power.