

Total area: approx. 130.4 sq. metres (1403.6 sq. feet)

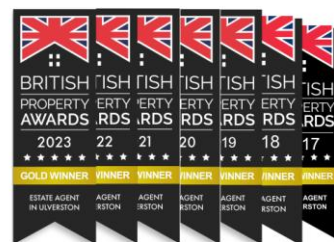
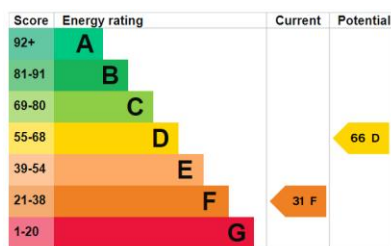
**DIRECTIONS**

From the large roundabout in Ulverston, take the exit by the car park into Brewery Street. Follow this road along into Fountain Street and then as you reach the painted roundabout opposite The Kings Arms pub, bear right into Soutergate which is the B5281. Continue driving away from Ulverston for several miles where you will then eventually drive through Broughton Beck. Continue along here until you see Park Gate Cottage on your right-hand side.

The property can be found by using the following "What Three Words" <https://what3words.com/catchers.admits.dreaming>

**GENERAL INFORMATION**

TENURE: Freehold  
 COUNCIL TAX: D  
 LOCAL AUTHORITY: Westmorland & Furness Council  
 SERVICES: Mains electric. Shared septic tank and private water with UV filter under stairs.



**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.



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PARKING

Park Gate Cottage, Gawthwaite,  
 Ulverston, LA12 7SZ

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)

Unique property offering a vast number of traditional features including exposed beams, wood burning stove with impressive, exposed brick surround and country style traditional fitted kitchen diner with integrated appliances including range cooker. Comprising of lounge accessed via the main street, hall, kitchen/diner, ground floor WC, rear porch with three bedrooms the master having an ensuite and family bathroom to the first floor. Externally, this property offers an attractive, walled, garden space on a much lower level to the road to the rear, split into two tiers with patio and lawned garden area. Steps and gate lead back up to off road parking area. Situated in a stunning rural location within a small group of similar style properties, the immediate area around comprises of open farmland, and offers stunning views from all aspects, in particular to the rear of the property and garden, towards the Lakeland Fells and Morecambe Bay. Kirkby Moor and the famous Coniston Water is only a short drive away, The Lake District National Park is on your doorstep, and the market town of Ulverston is within a roughly 10 minute drive providing a wide range of amenities including shopping, leisure and recreational facilities and transport links with regular bus services and a railway station.



**LOUNGE**

24' 11" x 10' 10" (7.59m x 3.3m)  
Dual aspect uPVC double glazed windows to front and rear, central feature fireplace with brick surround and hearth. Ceiling light points, exposed beams and radiator. Door to:

**HALLWAY**

Doors to kitchen/diner, cloaks/WC and rear porch. Stairs to first floor with understairs cupboard, moveable spot lights to ceiling and radiator.

**KITCHEN/DINER**

11' 7" x 22' 5" (3.53m x 6.83m)  
Fitted with a range of modern units with worktop over incorporating one and a half bowl sink unit. Integrated appliances include range cooker wood cooker hood over, dishwasher and washing machine. Space for an American style fridge/freezer, dining table if required and recess splashbacks. Three windows to the rear, spot lights to ceiling and radiator.

**CLOAKROOM/WC**

Two piece suite comprising of WC and wash hand basin. UPVC double glazed window to front.

**REAR PORCH**

Handy space offering shelving and space for coats, uPVC double glazed window to rear and door to garden.

**FIRST FLOOR LANDING**

Vaulted roofline with exposed timbers and Velux window. Doors to family bathroom and bedrooms.

**MASTER BEDROOM**

13' 11" x 14' 4" (4.24m x 4.37m)  
Double room with uPVC double glazed window to rear with county views and further uPVC double glazed window to side, radiator and ceiling light point. Door to ensuite.

**ENSUITE**

Three piece suite comprising of glazed shower enclosure, pedestal wash hand basin and low level WC. Opaque uPVC double glazed window to front, spot lights to ceiling and radiator.



**BEDROOM**

12' 3" x 10' 10" (3.73m x 3.3m)  
Double room with uPVC double glazed window to rear, radiator and ceiling light point.

**BEDROOM**

12' 2" x 10' 10" (3.71m x 3.3m)  
Further double room with uPVC double glazed window to front offering a fabulous view across the road to the adjacent fields and hills in the distance. Ceiling light point and radiator.

**BATHROOM**

Three piece suite comprising of bath with shower over, low level WC and pedestal wash hand basin. Velux style roof window, radiator and ceiling light point.

**EXTERIOR**

Externally, this property offers an attractive, walled, garden space to the rear on a lower level than the road, split into two tiers offering patio and lawned garden area with spindled railings. Steps and gate lead back to the off road parking area and main road.

