

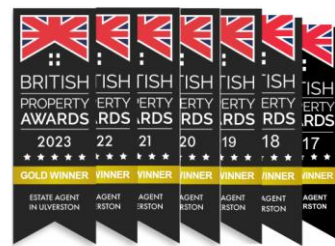
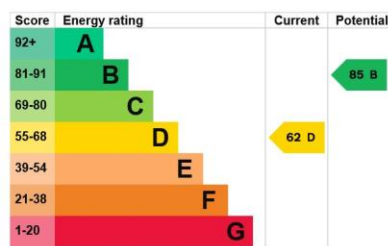
**DIRECTIONS**

From traffic lights at "The Hub", follow the A590 through Swarthmoor and straight on at the roundabout towards Lindal. At Pennington crossroads, turn left and continue past Great Urswick, past the General Burgoyne on your right and into Church Road, continuing past the Church, School and Village Hall on your left. After a short distance the property can be found on your right hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/grading.distracts.height>

**GENERAL INFORMATION**

TENURE: Freehold  
 COUNCIL TAX: D  
 LOCAL AUTHORITY: Westmorland & Furness Council  
 SERVICES: Mains services include gas, electric, water and drainage.



**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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GARAGE

Elm Tree Cottage, Little Urswick,  
 Ulverston, LA12 0PR

For more information call **01229 445004**

2 New Market Street  
 Ulverston  
 Cumbria  
 LA12 7LN  
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Superb family cottage dating Circa 1700 in the village of Little Urswick. Set on an extensive, attractive plot with parking, single garage and attractive gardens which are boarded to farmland at the rear. The property itself has some added cottage style features including beams, farmhouse style kitchen with range cooker and traditional cottage plastering and small alcoves including to the first floor landing. Well presented by the current owners and will be fully appreciated upon internal inspection. Comprising of entrance porch, open plan lounge/diner, breakfast kitchen, three bedrooms and family bathroom. Front forecourt with seating area, shared side aspect access to an enclosed yard/low maintenance garden, parking, ample sized garage, outside WC and steps up to a stunning high level rear garden that has seating areas and offering stunning views over the adjacent paddock and towards the surrounding open countryside. Complete with the added incentive of a Shepherds Hut which offers a summer house and can be utilised as a home office if required, gas fired central heating system, double glazing and is a brilliant, comfortable family home with early inspection of this super house being highly recommended.



The location offers convenient access back to Ulverston and onto the A590 for travel to Barrow in Furness. With the village itself being small but very popular, bordering South Lakeland and Furness. Access to nearby Barrow and the ever-popular market town of Ulverston is just a short drive away. There is a local Church, Primary School, Village Hall and a play area only a couple of minutes away.

Entered through a door with glazed inserts into:

#### ENTRANCE PORCH

Part stone wall built with windows to both sides allowing natural light and slate roof. Door into:

#### LOUNGE/DINER

14' 4" x 21' 5" (4.37m x 6.53m) widest points  
Three glazed windows to front and rear, wood burning stove set to heart with surround and set to a stunning brick wall, wood style laminate flooring, alcove display cupboard and understairs cupboard. Wall light points, ceiling light point and radiator. Staircase to first floor and door to:

#### KITCHEN

16' 6" x 10' 0" (5.03m x 3.05m) widest points  
Fitted with a range of base, wall and drawer units with wooden worktop over incorporating sink and drainer with mixer tap and tiled splash backs. Space and point for Range cooker, space for American style fridge/freezer, space and plumbing for washing machine and dishwasher. Breakfast bar area, spot lights to wood clad ceiling and radiator. External door to rear courtyard.

#### FIRST FLOOR LANDING

Access to all bedrooms, bathroom and ceiling light point.

#### BEDROOM

8' 7" x 12' 7" (2.62m x 3.84m)  
Double room with double glazed window to front with open view, ceiling light point, dado rail, picture rail ceiling light point and radiator.

#### BEDROOM

19' 3" x 10' 0" (5.87m x 3.05m)  
Further double room with double glazed window to rear, ceiling light point and radiator.



#### BEDROOM

8' 7" x 12' 7" (2.62m x 3.84m)  
Double glazed window to front, wood style laminate flooring, radiator and ceiling light point.

#### BATHROOM

6' 3" x 7' 7" (1.91m x 2.31m)  
Traditional three piece suite comprising of low level WC, pedestal wash hand basin and free standing bath with shower over. Full tiling to walls, ceiling light point and double glazed window to rear.

#### EXTERIOR

Attractive front forecourt with seating area and views. Low maintenance flagged courtyard to rear accessed via the kitchen and gate from the side service road which in turn gives access to the garage, outside WC and steps up to the rear garden with lawn area. To the rear is an elevated and enclosed area with decking and seating areas plus superb views over the surrounding fields and countryside.

#### WC/LOG STORE

One piece suite and space for storage.

#### SHEPHERDS HUT

With light, power and offering great potential to be used as a home office or garden room.

#### GARAGE/PARKING

To the side of the property the lane is owned by Elm Tree and can be used for parking as well as the detached garage with remote controlled roller shutter door, light, power and pedestrian door.

