



Lowick Green

£230,000

4 The Row, Lowick Green, Nr Ulverston, Cumbria, LA12 8DY

4 The Row is a delightful, well kept cottage, tucked away in a small village within the Lake District National Park. The position is very convenient for exploring the LDNP, South Lakes and the West Coast.

Comprising Entrance Porch, Sitting Room, Kitchen, 2 Bedrooms and Bathroom, Garden Store/Utility and Garden. Viewing highly recommended.

Quick Overview

Mid Terrace - 1 Reception

2 Bedrooms - 1 Bathroom

Close to the LDNP

Lovely views

Convenient yet peaceful location

Versatile Utility/Boiler Room

Neatly presented

Charming Front Garden

No upper chain

Superfast Broadband speed 80mbps available*



2



1



1



E



80 Mbps



On Road
Parking

Property Reference: G2884



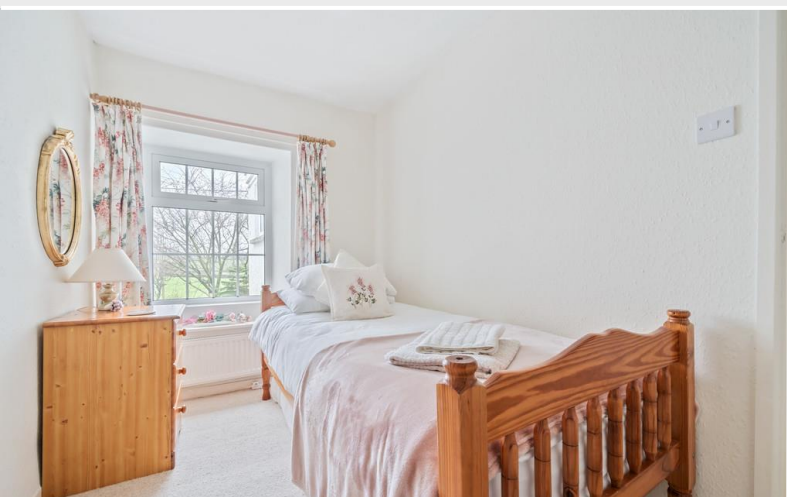
Living Room



Kitchen



Bedroom 1



Bedroom 2

Description If you have ever wanted a little countryside get away/bolt hole in a peaceful corner of the Lake District either for yourselves or to share with others as a holiday let, or maybe you are a First Time Buyer or down sizer then look no further! This property will have a broad appeal.

This cottage is a gem. Perfectly clean, tidy and functional with a charming cottage feel. The new owner may now wish to upgrade the Kitchen and Bathroom perhaps, although they are both in good condition they may not appeal to the modern buyer. Owned by the current vendor since 2007 and much loved as a second home/holiday let.

The uPVC door opens into the enclosed Porch which is a useful addition for muddy boots and wet coats. Light and airy enjoying an outlook into the Front Garden. The Sitting Room is a lovely cosy room with a deep set window providing views into the Front Garden. A cosy log burner is the focal point to the room with solid wood mantel and slate hearth. The Kitchen is to the rear with large under stairs storage cupboard, rear window and external door. Furnished with a range of older style 'Oak' effect units in good condition with 1½ bowl sink unit, ceramic hob, electric oven and integrated fridge. Both the Living Room and Kitchen could accommodate a small dining table.

From the Kitchen the stairs lead to the First Floor with airing cupboard housing the hot water cylinder. Bedroom 1 is a generous double and enjoys a delightful view to the front. Bedroom 2 is a spacious single with a pleasant rear country view. The large Bathroom is positioned to the rear and is very light and airy with dual aspect and charming views. The white suite comprises WC, pedestal wash hand basin and bath with shower over.

Outside the rear aspect is a covered area providing an excellent spot to dry washing which leads to the stone 'store'. This provides many opportunities, with power, light, plumbing and a window which is currently utilised as a Boiler/Utility Room, but could become a Home Office perhaps if required?

To the front of the property is a lovely Garden with spring flower border which is enclosed with a hedge and fence. Although there is no parking with the property there is a lay-by just up the road.

Location 4 The Row is conveniently located for walkers and lovers of The Lake District with Conistone Water being only 10 minutes away and the many attractions of the central Lake District and Grizedale Forest just a little further. There is an excellent Primary School, Post Office and several shops in Greenodd, just 3 miles away and the market town of Ulverston is about 10 minutes away which offers amenities such as Banking, Doctors, Library, Railway Station, Primary and Secondary Schools, Sports Facilities, Restaurants etc. There is also quick and easy access to the employment areas of Furness, the West Coast Corridor and the Western Lakes. To the East, a 30 minute drive puts Windermere within reach and all the attractions the South Lakes offer. The Railway Station at Ulverston offers mainline connection to the rest of the country, as does access to

the M6 motorway at Junction 36 (approx. 45 minute drive away)

To reach the property proceed from A590 at Greenodd, take the A5092 in the direction of Coniston. Go past Spark Bridge and take the first right. Follow the road and take the second left and 4 The Row is shortly on the right hand side, with on road parking a little further on, on the left hand side.

Accommodation (with approximate measurements)

Porch

Sitting Room 12' 5" x 10' 11" (3.78m x 3.33m)

Kitchen 9' 10" x 8' 11" (3m x 2.72m)

Bedroom 1 12' 4" x 9' 8" (3.76m x 2.95m)

Bedroom 2 10' 5" x 6' 2" (3.18m x 1.88m)

Bathroom

Outside Store/Utility 9' 0" x 5' 8" (2.74m x 1.73m)

Services: Mains water, electricity and drainage. Oil central heating to radiators.

Tenure: Freehold. Vacant possession upon completion. No upper chain.

*Checked on <https://checker.ofcom.org.uk/> 16.3.24 not verified

Notes: 4 The Row has a right of access along the front driveway to the front door. All cottages also have a right of way across the rear for bin access.

Council Tax: Band B - Westmorland and Furness Council.

Viewings Strictly by appointment with Hackney & Leigh Grange Office.

What3words: <https://what3words.com/frost.rules.fixed>

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

Rental Potential If you were to purchase this property for residential lettings we estimate it has the potential to achieve £700 - 725 per calendar month. For further information and our terms and conditions please contact our Grange Office.



Bathroom



Rear



Front Garden



Front Views

The Row, Lowick Green, Nr Ulverston, LA12

Approximate Area = 643 sq ft / 59.7 sq m

Outbuilding = 51 sq ft / 4.7 sq m

Total = 694 sq ft / 64.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2024. Produced for Hackney & Leigh. REF: 1100097

A thought from the owner - Over the past 16 years life at the cottage has been made special by walking up the road to walk the dogs on the fells and enjoying the views towards Coniston; walking to the pub for food and entertainment, joining in special events arranged on The Green; but most of all by the friendliness and support of my neighbours who look out for one another.

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