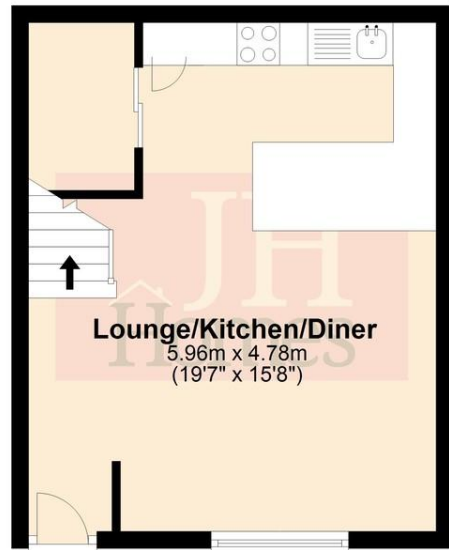


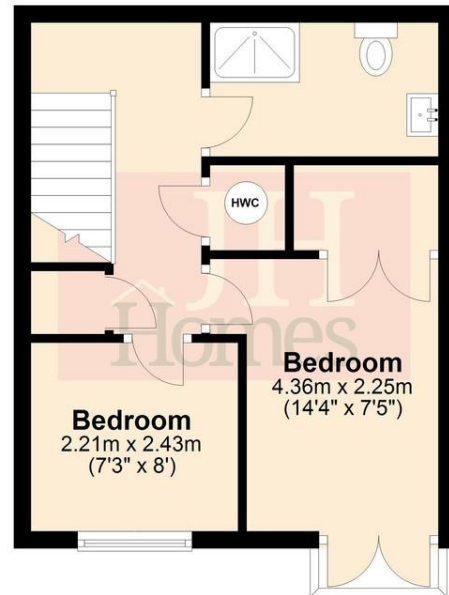
**Ground Floor**

Approx. 28.5 sq. metres (306.6 sq. feet)



**First Floor**

Approx. 28.7 sq. metres (309.0 sq. feet)



Total area: approx. 57.2 sq. metres (615.7 sq. feet)

DIRECTIONS

Leaving the office of JH Homes on foot, walk up the cobbled Market Street towards the Market Cross continue across the road and up Daltongate with Oxfam to the left and the Farmers Arms to the right. Take the turning on the right into White Hart Yard, continue along the passage and the property can be found on the left.

The property can be found by using the following approximate What3Words reference

<https://what3words.com/deputy.replying.love>

GENERAL INFORMATION

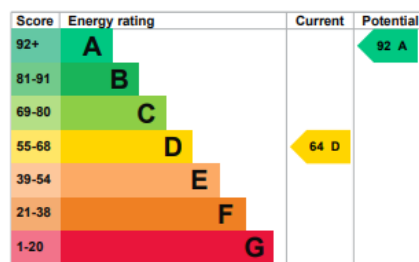
TENURE: Freehold

COUNCIL TAX: N/A due to being a Holiday Let. Previously a B.

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: All mains services including electric, water and drainage.

PLEASE NOTE: That should the property wish to be purchased free of holiday let bookings, completion cannot take place until September 2024.



**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.



1



2



1

White Hart Cottage, 6 White Hart Yard,  
Market Place, Ulverston, LA12 7BB

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)

Superb opportunity to purchase an extremely well presented and modernised cottage style property situated right in the heart of the popular market town of Ulverston. White Hart Cottage has been used for the past few years as a very successful holiday let generating good additional income and will be available to purchase with all contents and future bookings if required. Stylishly presented accommodation comprising of open plan lounge/diner/kitchen with breakfast bar island separating the kitchen and lounge, two double bedrooms to first floor and lovely modern shower room. Complete with uPVC double glazing and electric heating. The convenient central location gives access to Ulverston's comprehensive amenities and nearby car parks both on Daltongate, Theatre St and Buxton Place with permits available through the council. In all, a superb property that must be viewed with accommodation that would suit a range of buyers to include first times buyers, investors as well as those looking at a bolt hold for during the working week.



Accessed through a feature PVC door with leaded and coloured feature central pane, opens directly into:

#### LOUNGE/KITCHEN/DINER

15' 8" x 19' 6" (4.78m x 5.96m)

Lovely room that is extremely well presented.

##### Lounge Area

UPVC double glazed window with deep sill, feature electric log flame effect fire to wall, central ceiling light point, two wall light points and the staircase to side with feature black painted newel post, handrail and spindles.

##### Kitchen Area

Separated with a central island/breakfast bar offering useful dining space and fitted with a range of base, wall and drawer units with wood block effect work surface incorporating ceramic one and a half bowl sink and drainer with mixer tap and up stands. Integrated electric hob with purple glass splashback, cooker hood over and low level oven, built in fridge freezer, slim line dishwasher and washing machine. Bi-folding door to under stairs storage cupboard.

#### FIRST FLOOR LANDING

Electric panel heater, door to storage cupboard over the stairs and further door to built in airing cupboard with factory insulated hot water storage tank and shelving.

#### BEDROOM

12' 4" x 7' 10" (3.76m x 2.39m)

Double room with a set of PVC double glazed French doors to a Juliet balcony offering an excellent view over the rooftops towards Hoad Hill and Monument. Double doors to built in wardrobe with hanging rail and shelf, electric panel heater, electric light and power.



#### BEDROOM

7' 8" x 7' 4" (2.34m x 2.24m) Further double room with uPVC double glazed window with deeper sill offering an outlook over the rooftops towards Hoad Hill and Monument. Electric panel heater, ceiling light point and power socket.

#### SHOWER ROOM

5' 1" x 9' 3" (1.55m x 2.82m)

Modern and attractively presented shower room with glazed shower cubicle with electric shower, WC with push button flush and pedestal wash basin with mixer tap. Over the sink mirror fronted bathroom cabinet, chrome electric towel radiator, modern panelling to walls, white panelling to ceiling with extractor fan, inset LED lights and complimented with vinyl flooring.

#### EXTERIOR

To the front of the property is a small open plan seating area currently with wooden bench seat and space for bin storage.

