



## Newby Bridge

**£340,000**

2 Railway Cottages, Newby Bridge, Nr Ulverston, Cumbria, LA12 8AW

This 3 Bedroomed former Railway Cottage offers accommodation over 3 floors, is very well presented and will appeal primarily as a perfect investment property or country bolthole in the heart of the Lake District National Park.

Comprising Kitchen/Dining Room, WC, Sitting Room, 3 Bedrooms, Bathroom, Sunny Rear Garden and Parking Space.

Viewing recommended. No Upper Chain.

### Quick Overview

Mid Terrace - 3 Bedrooms

2 Receptions - 1 Bathroom

In the Lake District National Park

Convenient for A590

Pleasing outlook

Well presented

Small store

Front Garden

Private Parking Space

Superfast Broadband Speed 76 mbps  
available\*



3



1



2



E



76 Mbps



Parking Space

Property Reference: G2929



Open Plan Kitchen/Dining Area



Open Plan Kitchen/Dining Area



Open Plan Kitchen/Dining Area



Sitting Room

**Description** This charming, former Railway Cottage is a delight, one of a short row of similar properties but this one does benefit from the all important 3rd Bedroom. In most recent years this cottage has been a successful holiday let, but will appeal to those seeking a bolt-hole in The Lakes or perhaps a young couple or family. Presented to a high standard throughout, there really is nothing to do!

The attractive, soft green, composite door opens into the Kitchen/Dining Room - currently utilised as a Kitchen/Living Room. Useful Utility Closet with plumbing for washing machine and a WC/Cloaks. The Kitchen area has an excellent range of soft closing wall and base units and plate rack with concealed lighting and granite work surface incorporating the Belfast style sink with mixer tap. Integrated Hotpoint appliances including dishwasher and fridge freezer plus built-in eye level AEG microwave. Fabulous breakfast island with granite work surface with soft closing drawers below. The wonderful, dark red Rangemaster set into the alcove with granite surround completes this picture.

The Sitting Room is a lovely sunny room with a high ceiling and feature recessed fireplace with mantel over, housing the electric stove. Fitted cupboard with shelf over and useful under stairs storage cupboard. Front window with lovely aspect into the Garden to sit and watch the steam trains go by! From the Inner Hall the stairs lead to the First Floor.

Bedroom 1 is a Double Bedroom with full wall of fitted wardrobes and pleasant outlook over the garden towards the railway line and beyond. Bedroom 2 is a single Bedroom with built in wardrobe and pleasant rear aspect. The family Shower Room has a modern 3 piece white suite comprising double shower enclosure, low flush WC with concealed cistern and rectangular basin with cupboard below, splash back mirror and storage cupboards over. From here the stairs lead to Bedroom 3 which is a lovely Attic Bedroom with Velux roof-light, under-eaves storage cupboards, concealed drawers and fitted dressing table with drawers to either side.

Outside to the front is the charming, low maintenance, sunny, paved and gravelled Patio Garden. This is the perfect setting to have a drink on a lovely summers day, watching the passing steam trains! Small rear yard housing the oil central heating boiler and oil tank with timber shed and private Parking space over the access lane.

**Location** Situated in a quiet location close to the Swan Hotel at the foot of Lake Windermere. This Cottage is one of a small terraced row of similar properties. The attractions of the inner Lake District are a short car ride away and the historic market town of Ulverston with Railway Station and range of amenities is approximately 10 minutes by car. Close and convenient for the A590 just far enough away to not be bothered by, yet close enough to be very handy for the commuters!

To reach the property follow the A590 heading to Newby Bridge, upon reaching the roundabout take the first exit and then the first right signposted Lakeside. Proceed past The Swan Hotel and over the railway bridge and turn immediately right onto the shared driveway. The Cottages can be found immediately on the right hand side.

**Accommodation (with approximate measurements)**

**Dining Room/Kitchen** 18' 7" max x 11' 7" (5.66m max x 3.53m)

**WC**

**Sitting Room** 11' 7" x 10' 3" (3.53m x 3.12m)

**Bedroom 2** 7' 8" x 6' 10" (2.34m x 2.08m) inc wardrobes

**Bedroom 1** 12' 7" x 10' 3" (3.84m x 3.12m) with limited head height

**Shower Room**

**Bedroom 3** 12' 7" x 10' 3" (3.84m x 3.12m) with limited head height

**Store**

**Timber Shed**

**Services:** Mains water, electricity and drainage. Oil fired central heating to radiators and uPVC double glazing.

**Tenure:** Freehold. Vacant possession upon completion.

\*Checked on <https://checker.ofcom.oeg.uk/> 11.5.24 not verified

**Management Charges/Notes:** The communal grounds - drying area/road/septic tank are all maintained by Railway Cottages Ltd, and the freehold of this land is jointly owned by all 12 properties. Each owner has a 1/12th share in the company. Cost for maintenance is approximately £600 per annum.

**Business Rates:** RV £2900. Subject to small business rates relief.

**Viewings:** Strictly by appointment with Hackney & Leigh Grange Office.

**What3words:** <https://what3words.com/smarter.troubled.equity>

**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 £750 - £775 per calendar month. For further information and our terms and conditions please contact our Grange Office.

**Holiday Letting:** Currently let by holidaycottages.co.uk generating a gross income of approx £15,000 for 2022/2023. Accounts available to interested parties once viewed.



Bedroom 1



Bedroom 2



Bedroom 3



Garden

# Newby Bridge, Ulverston, LA12

Approximate Area = 859 sq ft / 79.8 sq m

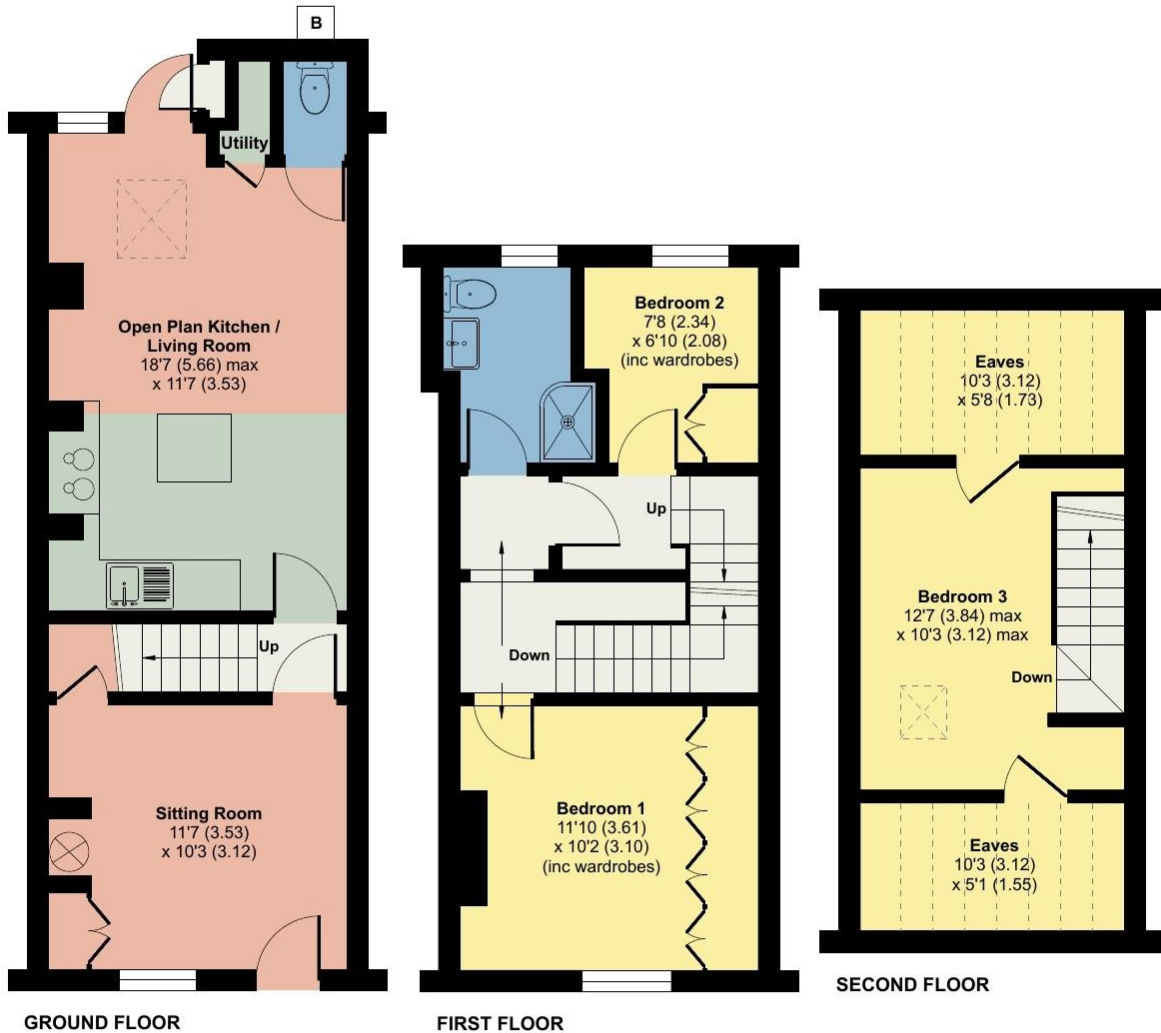
Limited Use Area(s) = 111 sq ft / 10.3 sq m

Total = 970 sq ft / 90.1 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hackney & Leigh. REF: 1136593

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