



Garden Cottage, Pull Woods
£299,950

Garden Cottage is a perfectly formed, detached, traditional Lakeland cottage being situated in a delightful countryside setting with fabulous countryside views. Presented in excellent order with a contemporary style, the self contained accommodation offers a sitting area, dining space, fitted kitchen double bedroom and a modern shower room. Outside there is parking for two vehicles to the front of the property together with a lawn, established planting and a timber shed. The rear garden is south facing, low maintenance and has great country views.

SITTING AREA

11' 1" x 9' 8" (3.37m x 2.94m)

Stable door to front, steps leading down, double glazed door to rear, double glazed window, tiled floor, recessed spotlights, open to dining area.

DINING AREA

6' 1" x 5' 5" (1.86m x 1.65m)

Double glazed window, tiled floor, recessed spotlights, open to kitchen.

KITCHEN

8' 5" x 4' 10" (2.56m x 1.48m)

Double glazed window, base and wall units, stainless steel sink, electric oven, electric hob with extractor/filter over, integrated fridge with freezer compartment, slimline dishwasher, washer dryer, pelmet lights, recessed spotlights, tiled floor. Built in storage cupboard housing the hot water cylinder and electric boiler for the under floor heating.

BEDROOM

10' 11" x 8' 6" (3.33m x 2.59m)

Double glazed window, wall lights, recessed spotlights, tiled floor.

SHOWER ROOM

5' 5" x 5' 3" (1.64m x 1.61m)

Double glazed window, electric towel radiator, three piece suite in white comprises W.C. wash hand basin and shower cubicle with electric shower, tiled walls and floor, recessed spotlights, extractor fan.

OUTSIDE: To the front of the property is a lawn, established planting, parking for two vehicles and a timber shed. The rear garden is south facing, low maintenance and has great country views.

SERVICES: Non mains water, non mains drainage, mains electric.

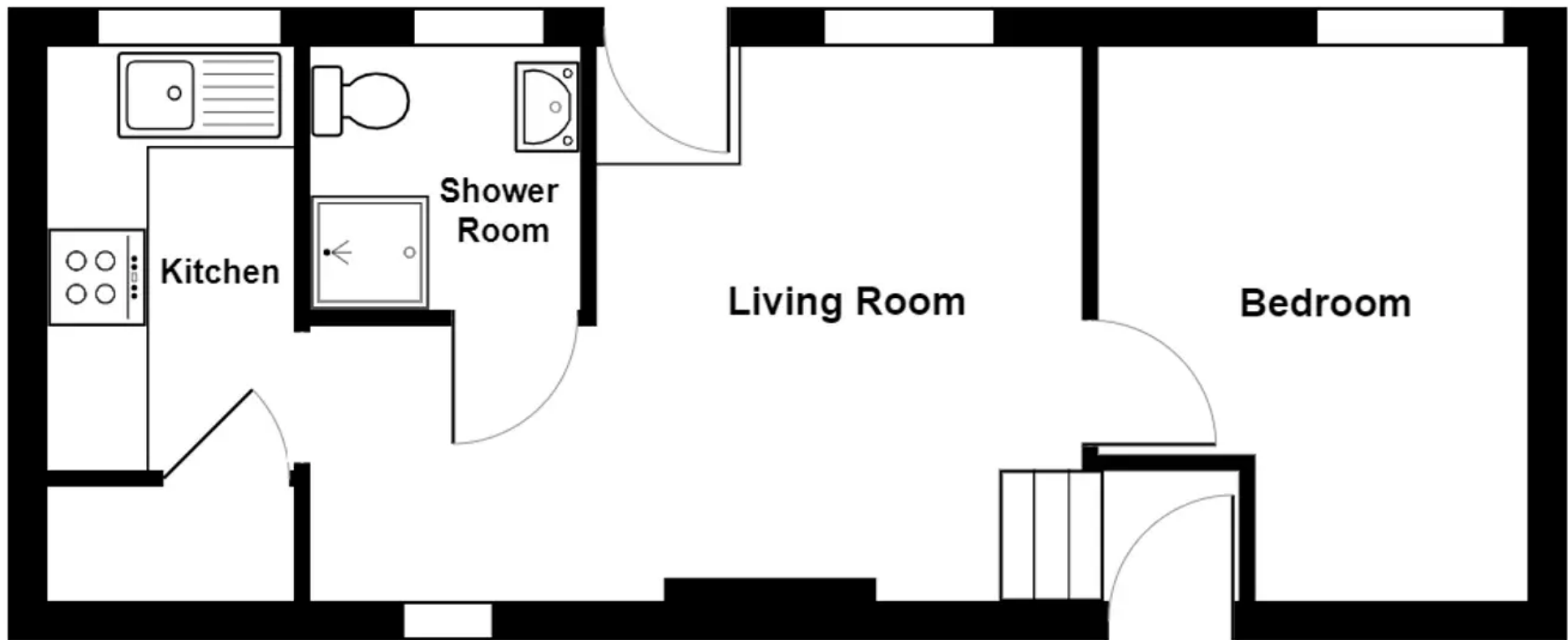
EPC RATING: G

TENURE: Freehold

COUNCIL TAX: Business Rates

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Garden Cottage, Pull Woods, Ambleside

Total Area: 29.8 m² ... 321 ft²

For illustrative purposes only - not to scale. The position and size of features are approximate only.

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