



**DIRECTIONS**

From Tank Square Roundabout take the turning onto Brewery Street pass over the crossing and onto Fountain Street, pass over two more crossings and at the junction turn up to the right onto Soutergate where the property can be found on the left.

The property can be found by using the following "What Three Words" [https://what3 words ///concluded.miles.bubble](https://what3words.com/concluded.miles.bubble)

**GENERAL INFORMATION**

TENURE: Freehold  
 COUNCIL TAX: D  
 LOCAL AUTHORITY: Westmorland & Furness District Council  
 SERVICES: Mains gas, drainage, water and electricity are all connected.



**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.



**£275,000**



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**15 Soutergate,  
 Ulverston, LA12 7ER**  
 For more information call **01229 445004**

2 New Market Street  
 Ulverston  
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[www.jhhomes.net](http://www.jhhomes.net) or [contact@jhomes.net](mailto:contact@jhomes.net)

Traditional cottage property situated in the historic area of Soutergate in the heart of the popular market town of Ulverston. Being both spacious and deceptive offering versatility with three reception rooms, kitchen, four bedrooms, bathroom and loft room. The property has partial double glazing, gas central heating system and a lovely enclosed rear courtyard garden space offering a relaxing seating area in the heart of the town. With an immense amount of character including beamed ceilings and offering comfortable accommodation, there is superb potential to personalise. Appreciated upon internal inspection and offers a most individual home of character offered vacant and with no upper chain.



Accessed through a traditional front door with two glazed upper panes opening into:

#### ENTRANCE HALL

12' 11" x 7' 10" (3.96m x 2.41m) widest points  
Traditional tiled floor, radiator and connecting doors to second reception room and lounge. Storeroom with shelving, radiator and meters.

#### LOUNGE

16' 5" x 9' 6" (5.01m x 2.92m)  
Recessed fireplace with wood burning stove and tiled hearth. Two substantial beams to ceiling, two wood framed double glazed windows to the front, door to kitchen, radiator and open access to dining room.

#### DINING ROOM

16' 9" x 8' 11" (5.12m x 2.74m)  
Double glazed window to front and open hatch to kitchen. Radiator and substantial exposed beam.

#### KITCHEN/BREAKFAST ROOM

9' 5" x 11' 6" (2.88m x 3.53m) plus stairs  
Fitted with a range of base, wall and drawer units with dark granite style work surface over incorporating one and a half bowl sink and drainer with mixer tap and tiling to upstands. Additional dresser style unit with plate rack and display shelves, integrated range cooker with gas and electric hobs and electric ovens with matching canopy over. Built in fridge and recess currently used for microwave, radiator, wood grain effect laminate style flooring and staircase to first floor. Traditional door to secondary reception room and further door to side.

#### SECONDARY RECEPTION ROOM

13' 9" x 9' 5" (4.19m x 2.87m) widest points  
Wooden flooring, set of double glazed leaded French doors and side windows to rear looking to and accessing the private rear yard area. Radiator and traditional fireplace with tiled hearth, brick lintel and housing multi fuel stove.

#### FIRST FLOOR LANDING

UPVC double glazed window looking to rear courtyard garden. Exposed beam, traditional strip wood flooring with open access to the stairs leading to loft room. Traditional latch style handled doors to bedrooms and bathroom.

#### BEDROOM

16' 6" x 15' 9" (5.04m x 4.81m)  
Double room with central beam and timber lintels to rear window. Former fireplace feature with slate lintel and slate hearth, double glazed windows to front and rear and two radiators. Built in storage cupboard and traditional wooden wardrobe included.

#### BEDROOM

9' 5" x 8' 0" (2.88m x 2.44m) plus recess  
Wooden flooring, wood framed double glazed window, radiator and exposed beam to side.

#### BEDROOM

12' 10" x 9' 4" (3.93m x 2.85m)  
Double room with radiator, double glazed window to front, traditional stripped wood flooring and door to under stair storage area.



#### BEDROOM

11' 7" x 9' 9" (3.54m x 2.99m)  
Further double room with wood framed double glazed window to rear offering aspect down to the rear courtyard garden. Traditional painted wood flooring and radiator.

#### BATHROOM

8' 11" x 10' 3" (2.74m x 3.13m)  
Four piece suite comprising, walk in shower cubicle with thermostatic shower, corner Whirlpool style bath, WC with concealed cistern and wash hand basin inset to vanity unit with mirror and glass shelves over and storage cupboards below and to the side. UPVC double glazed tilt and turn feature window to side and ladder style towel radiator.

#### SECOND FLOOR

#### LOFT ROOM

15' 2" x 18' 5" (4.62m x 5.61m) widest points  
Numerous feature beams, truss beams, skylight and two radiators.

#### EXTERIOR

Immediately to the rear of the property there is an attractive courtyard style garden with lower flagged patio seating area and steps to a further upper patio. It offers a perfect seating area enjoying sunshine and reasonable privacy, complementing this lovely home. Shared gated passage to side ideal for storing bins, coal bunker etc with access to the property at the rear.

