

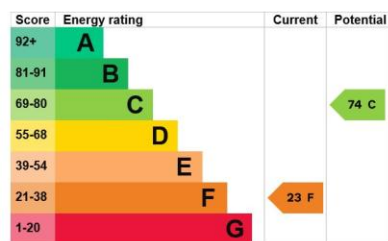
**DIRECTIONS**

From our office head North on Market Street with the Farmers Arms facing you at the top of the street. Turn left onto Queen Street BS281 then at the traffic lights proceed straight ahead onto Princes Street. Proceed along the road passing the Mercedes Garage, train station and UVHS heading towards Mountbarrow Road service station. Continue straight on and at the cattle grid turn immediate right towards Urswick and at the second cattle grid continue straight down the lane and turn first left sign posted Urswick and Gleaston. Turn left at the next junction, and at the following "T" junction, turn right into Long Lane, heading toward Stainton. Take your first left onto Ulverston Road and continue through Gleaston, heading towards Leece. Proceed down the hill down Hard Knotts Lane into Leece, passed the former Copper Dog on your right and take the first left, follow with the Tam on your right where the property is situated on your left.

**GENERAL INFORMATION**

TENURE: Freehold  
 COUNCIL TAX: C  
 LOCAL AUTHORITY: Westmorland & Furness Council  
 SERVICES: Services include electric, water and drainage. Gas is by way of a bottle.

The property can be found by using the following "What Three Words" <https://what3words.com/roadshow.flamen.co.seabirds>



1



3



2



**Estate Agency Act 1979**

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Claife Cottage, 3 West View,  
 Leece, Ulverston, LA12 0QX

For more information call **01229 445004**

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 Ulverston  
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Charming cottage property situated in the popular Low Furness village of Leece which is positioned facing the picturesque tarn and offers an excellent property presented to a high standard which will be appreciated upon internal inspection. Comprising of entrance hall, lounge, open plan kitchen/diner, three double bedrooms the master with an ensuite and four piece bathroom suite. Lovely, enclosed garden area to front with sunny aspects and pleasant outlooks towards the tarn and to the rear a useful workshop/store and former WC. In all a superb opportunity that will be suited to a wide range of buyers, with double glazing and gas bottle fired central heating system. The location offers convenient access to nearby Barrow-in-Furness and the popular market town of Ulverston, as well as Morecambe Bay.



Accessed through a composite door with double glazed pane to door frame opening into:

#### ENTRANCE HALL

Bamboo flooring, cupboard to higher-level housing the electric meter, coat hooks and half glazed door to the lounge.

#### LOUNGE

23' 8" x 9' 6" (7.21m x 2.9m)

Character room with dado rail and coving above. Granite style hearth housing woodburner and uPVC double glazed window to front with deeper sill offering a lovely aspect over the front garden and Leece Tarn beyond. Radiators to front and rear, further uPVC double glazed window to rear with blind and staircase to first floor with door to under stairs store. Set of double doors opening to dining area and further half glazed door to kitchen.

#### KITCHEN/DINER

23' 8" x 13' 5" (7.21m x 4.09m)

Split level room with bamboo flooring

Kitchen Area

Fitted with an attractive range of base, wall and drawer units with granite effect work surface over including breakfast bar area and incorporating one and a half bowl sink and drainer with mixer tap. Integrated Leisure Range cooker with electric hob and oven with tile splashback and set into arched dresser style surround with cupboards to either side and upper shelved unit. Door to concealed washing machine, built in fridge and freezer, wine rack and slide out larder pantry cupboard. PVC door with double glazed inserts to side.

#### Dining Area

Bi folding doors to the front garden and offering views of the Tarn beyond. Cupboard with matching doors to the kitchen conceals the gas boiler for these central heating and hot water systems.

#### FIRST FLOOR LANDING

Access to bedrooms and bathroom.

#### BEDROOM

13' 5" x 13' 5" (4.09m x 4.09m) widest points

Double room situated to the front of the property with uPVC double glazed picture window giving a lovely aspect down over the green and towards the tarn. Radiator, varnished wooden flooring, coving to ceiling and access point to loft.

#### ENSUITE

10' 4" x 4' 11" (3.15m x 1.5m)

Three piece suite comprising WC with push button flush, wash hand basin inset to vanity unit with mixer tap and mirror above with lights to either side and storage under and bath with mixer tap. Radiator, full tiling to walls, wood grain effect laminate flooring and uPVC double glazed windows to side.

#### BEDROOM

9' 11" x 12' 10" (3.02m x 3.91m)

Double room with uPVC double glazed window offering a lovely aspect over the front garden and across the green to the tarn beyond. Radiator, stained wood flooring and coving to ceiling.



#### BEDROOM

10' 4" x 12' 10" (3.15m x 3.91m)

Further double room with radiator, recessed area over the stairs and low level uPVC double glazed window to rear with fitted blind.

#### BATHROOM

10' 4" x 8' 2" (3.15m x 2.49m)

Four piece suite in white comprising pedestal wash hand basin, WC, panelled bath and glazed shower cubicle with electric shower. Full tiling to the walls, dado rail, inset lights to ceiling, wood grain effect flooring, radiator and uPVC double glazed window with pattern glass pane to rear.

#### EXTERIOR

Situated against the green and the tarn with parking on the roadside. Flagged path leading to the front door and gated access to the front garden. The front garden is beautifully presented offers a flagged seating area, mature borders and lawn. Adjacent to the wall is a covered area used for concealing the gas storage tanks. To the rear of the property is a most useful workshop/store plus additional store which was originally the outside WC.

#### WORKSHOP/STORE

12' 9" x 8' 3" (3.90m x 2.54m)

Electric light and power.

#### FORMER WC

5' 1" x 2' 10" (1.55m x 0.87m)

