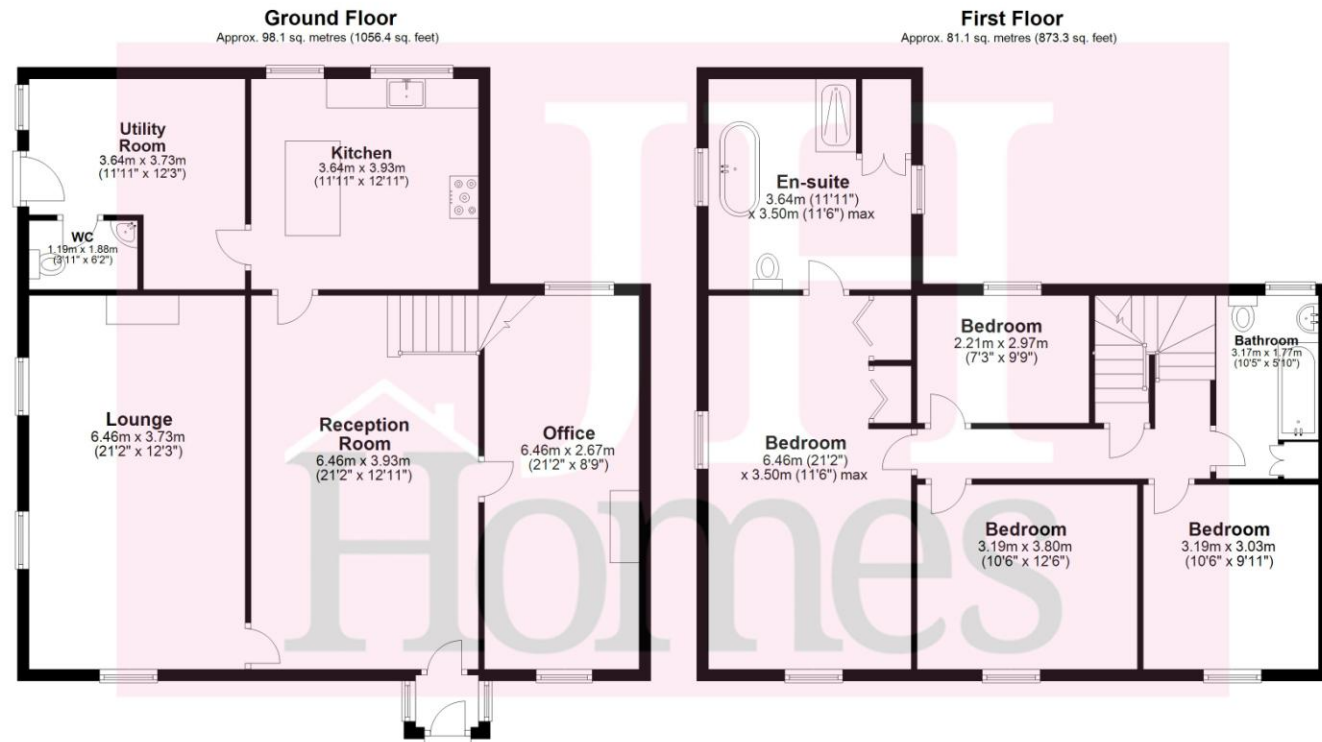


JH
Homes

£570,000



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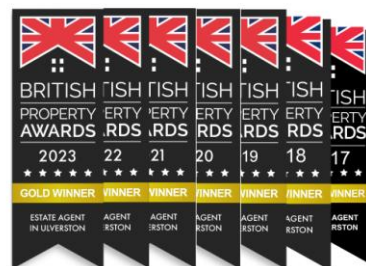
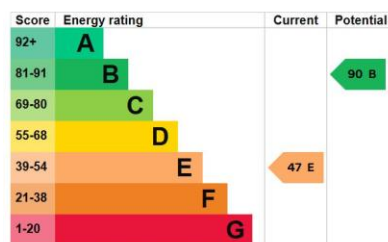
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DOUBLE GARAGE
& PARKING



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.

JH
Homes

2 Tarn Foot Cottages, Leece, Ulverston, LA12 0QZ

For more information call **01229 445004**

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Ulverston
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Fabulous traditional cottage property of character situated within the heart of the popular Low Furness Village of Leece with its attractive Village Tarn. This excellent substantial property which was formerly two cottages, offers spacious family accommodation with a good degree of character. Comprising of dining hall, lounge, secondary reception room/study, kitchen, utility and WC to ground floor with four good sized bedrooms, master with ensuite and bathroom to first floor with two traditional loft rooms as well. Set on an attractive plot with gardens to both the side and rear, off-road parking, detached double garage, garden storage shed and pleasant far reaching views. The village of Leece offers convenient access not only to Barrow-in-Furness but the nearby market town of Ulverston, as well as surrounding Low Furness villages and Coast. Early viewing is both invited and recommended to appreciate this comfortable home which benefits from a recently upgraded uPVC double glazing, oil fired central heating system and traditional free standing farmhouse country kitchen.



DIRECTIONS

From Urswick proceed to Gleaston, 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 Tarn on your right, at the end turn right and the property is situated on your left.

The property can be found by using the following "What Three Words" what3words ///intro.wooden.surpassed

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: E

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Services include electric, water and drainage.

Oil is by way of a tank for the heating and hot water.





Accessed through a modern composite style stable door with double glazed upper pane opening into:

PORCH

Two uPVC double glazed windows, tiled floor and wooden glazed door to dining room.

DINING HALL

21' 1" x 13' 7" (6.43m x 4.14m)

Numerous timbers to ceiling, wood grain laminate flooring and radiator. UPVC double glazed window with fitted colonial style wooden shutters to front and borrowed light window, with multi pane glazed door opening to kitchen. Varnished hard wood stairs to first floor and further doors to lounge and secondary reception room.

LOUNGE

20' 11" x 12' 3" (6.38m x 3.73m)

Three uPVC double glazed windows all with white colonial style wooden shutters and timber lintel features. Substantial timber fire surround with tiled insert and hearth housing multi fuel stove, radiator and four wall light points.

SECONDARY RECEPTION ROOM/STUDY

21' 7" x 8' 9" (6.58m x 2.67m)

Feature fireplace with tiled inset, pine surround and slate hearth housing multi fuel stove/back boiler. Louvered door to under stairs cupboard and uPVC double glazed windows to front and rear with the front having fitted colonial wooden shutters.

KITCHEN

11' 10" x 13' 2" (3.63m x 4.02m)

Recently fitted kitchen which offers an attractive range of Shaker style units complimented with solid Oak worksurface over and incorporating double Belfast sink unit with mixer tap. Bespoke real wood Island unit/breakfast bar with cupboards and drawers under. Smeg electric range cooker with rustic copper effect splash back and stylish modern cooker hood over, door to utility room, doorway and borrowed light window to the dining hall. Two uPVC double glazed windows to rear, radiator and pine ceiling with spotlight clusters.



UTILITY ROOM

12' 5" x 11' 10" (3.81m x 3.62m)

Tiled floor, floor standing oil fired boiler for the heating and hot water systems and Belfast sink set to washstand with surfacing to side. Door and window to side accessing the garden and further door to WC. Louvre doors to storage cupboard and plumbing for washing machine and space for both dryer and other white goods as required.

WC

4' 1" x 4' 6" (1.25m x 1.39m)

Two piece suite comprising of corner mounted wash basin and WC with tiling to floor and walls.

FIRST FLOOR LANDING

Turn at the half landing with long uPVC double glazed window overlooking the rear garden patio with the main landing giving access to bedrooms, bathroom and door to loft room.

BATHROOM

10' 11" x 6' 2" (3.34m x 1.90m)

Newly fitted three piece suite comprising of bath with glass shower screen and over bath Mira electric shower, pedestal wash hand basin with tiled surround and mirror with light and WC. UPVC double glazed window, radiator and airing cupboard.

BEDROOM

10' 4" x 9' 8" (3.16m x 2.97m)

Double room with uPVC double glazed window to front with wooden shutters, wood grain laminate flooring and radiator.

BEDROOM

10' 3" x 12' 7" (3.13m x 3.86m)

Further double room with uPVC double glazed window to front with fitted wooden shutters, wood grain effect laminate flooring and radiator.

MASTER BEDROOM

20' 3" x 11' 5" (6.17m x 3.48m)

Spacious room with original wide plank flooring, uPVC double glazed windows to front and side, both with fitted colonial style wooden shutters and window seats with the side window giving a fabulous aspect along the garden, over the fields with Morecambe Bay in the distance. Radiator, louvered door storage cupboard and two by folding doors to fitted wardrobe space. Access to one loft and door to ensuite.

ENSUITE

11' 9" x 12' 7" (3.59m x 3.85m)

Fitted with a modern Burlington four piece suite of traditional style in white comprising of walk-in glazed shower cubical with tiling to two walls and Mira electric shower, traditional style wash hand basin set to a chrome washstand with mirror/double lights over, roll top bath with ball and claw style feet and side tap/shower head. Low level uPVC double glazed window giving a lovely view over the garden and toward Morecambe Bay/Pennines beyond, WC, combination radiator and towel rail. Louvered doors to a storage area/immersion water tank, further uPVC double glazed window and Velux roof light.

BEDROOM

7' 1" x 9' 7" (2.16m x 2.92m)

Single room with radiator, wood grain laminate flooring and uPVC double glazed window to rear giving a lovely aspect towards the rear garden and fields beyond.

LOFT ROOM

22' 9" x 18' 9" (6.95m x 5.72m)

Versatile and spacious area which is accessed from stairs leading from the landing. Roof light, electric light, power sockets and water tanks.

EXTERIOR

To the front of the property is a pedestrian gate giving access to the path to the front door, with the front bordered garden area. The property benefits from a sizeable garden area to the side with two driveways offering ample parking and substantial detached garage. To the rear of the property is a pleasant garden area with lawn, mature hedging, traditional well and variety of fruit trees offering a sheltered patio seating area. The main garden to the side is laid with lawn, has a greenhouse with mature grape vine, border areas with mature hedging to the front and rear, with the garden being well stocked with a variety of shrubs, fruit trees and bushes. The gardens offer distant views over the surrounding countryside and, being elevated from the road, it offers privacy and sunshine throughout the day.

GARAGE

22' 4" x 17' 8" (6.83m x 5.41m)

Workshop area to rear and door as well as twin roller doors and windows to side. Complete with light and power.

SHED

20' 8" x 9' 1" (6.3m x 2.77m)

Substantial garden storage shed with power and light.