



## Satterthwaite

**£275,000**

1 Beck Cottages, Force Forge, Satterthwaite, Ulverston, Cumbria,  
LA12 8LG

This sweet traditional stone built Lakeland Cottage enjoys a tranquil setting in a tiny hamlet in the Grizedale Forest and offers a superb opportunity for anyone seeking a peaceful retreat, holiday let or easily managed much loved home as it currently is. With a genuine cottage feel, the accommodation includes an open plan sitting/dining room/kitchen, 2 bedrooms and a shower room.

### Quick Overview

A genuinely sweet end terraced cottage  
Open plan sitting/dining room  
Modern fitted kitchen  
Full of character  
Peaceful location  
Oil central heating  
Tranquil patio and garden  
Outdoor store and log store  
Excellent holiday let, weekend retreat or  
permanent home  
Ultrafast broadband available



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Ultrafast  
Broadband  
Available



Roadside Parking

Property Reference: AM4124



Cosy Sitting Room



Sitting/Dining Room



Dining Area



Kitchen

The entrance hall is wonderfully light and airy, with ample space for dealing with damp coats and muddy boots, it leads directly into the lovely open plan sitting/dining room and kitchen. Benefiting from an open fire - what could be better than toasting your toes on a cooler evening after a day out in this idyllic tranquil corner of the Lake District? There is room to dine as well as relax, perfect for a family meal.

The kitchen is fitted with modern wall and base units incorporating a stainless steel sink and drainer with mixer tap. Integrated appliances include a Neff ceramic hob set over an oven, Bosch slimline dishwasher, and undercounter fridge and freezer. An open timber staircase leads from here to the bedrooms above.

The main bedroom is in use as a twin, featuring beautiful exposed timbers in the vaulted ceiling. Having an integrated triple wardrobe, and enjoying views to the woodland and the sweet bridge at the front of the property.

The second bedroom is dual aspect, again with integrated triple wardrobe, and characterful slate sill.

A few steps up lead to a quirky shower room, having Triton shower, wash hand basin set within a unit and WC.

Outside is a flagged patio area, utterly peaceful, and perfect for relaxing at the end of the day, perhaps with a glass of something cool whilst listening to birdsong and the babbling beck beyond. Supplementing this is a divorced allotment style garden for the green fingered gardener.

Additionally there is a useful Lakeland stone store (1.36m x 1.31m) for outdoor and garden equipment, whilst a log store maintains a dry supply of logs for the fire.

Ideal as a popular holiday let, an idyllic weekend retreat, or as a welcoming permanent home this charming cottage is not one to miss.

**Location** Serenely positioned in the beautiful Grizedale Forest which spans between the stunning lakes of Windermere and Coniston Water, the location is simply superb and yet it is pleasantly hidden away from the hustle and bustle of the main tourist destinations within the National Park, even on the busiest of Bank Holidays. Quietly tucked away it may be, but the cottage is perfectly placed for excellent access from the south (there is no need to get bogged down in the holiday traffic heading into the central lakes as you can quite quietly slip in via the A590 and Newby Bridge at the southern tip of Lake Windermere) making it the perfect lock up leave weekend retreat, or indeed a successful holiday let.

#### Accommodation (with approximate dimensions)

**Open Plan Living Space** 17' 9" x 18' 10" (5.40m max x 5.75m max)

**Sitting/Dining Room**

**Kitchen**

## First Floor

**Bedroom 1** 13' 1" x 8' 7" (3.99m x 2.62m)

**Bedroom 2** 10' 1" x 10' 0" (3.07m x 3.06m)

## Shower Room

## Property Information

**Tenure** Freehold.

**Council Tax** Westmorland and Furness District Council -

Band C

£2,113 payable for 2025/26

**Services** The property is connected to mains electricity, and water. Oil central heating to radiators.

Drainage is to a shared treatment plant - shared between 1 and 2 Beck Cottages and Beck Cottage.

Please note that due to updated regulations for septic tanks and private drainage facilities, interested parties may wish to seek independent advice on the installation. We can recommend several local firms who may be able to assist.

**Broadband** Ultrafast Broadband available - Openreach network.

**Mobile Services** Limited service from O2 and Vodafone.

## Directions

From Hawkshead head south, signposted Grizedale and Newby Bridge and after a short distance take the first right after the coal yard, signposted Grizedale 2.5miles. Follow this country lane as it winds up the fell widening out as it passes through Grizedale Forest, past the visitors centre and on through Satterthwaite itself. Force Forge is a further 1.2miles to the south of Satterthwaite Village. After crossing the stone bridge over the beck, travel a further 1/3 of a mile along this road to little hamlet of Force Forge. 1 Beck Cottages is located just over the quaint stone bridge.

**What3Words** //bulk.immediate.universe

**Viewings** Strictly by appointment with Hackney & Leigh.

**Anti Money Laundering Regulations (AML)** Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom 1



Bedroom 2



Quaint Bridge



Babbling Brook

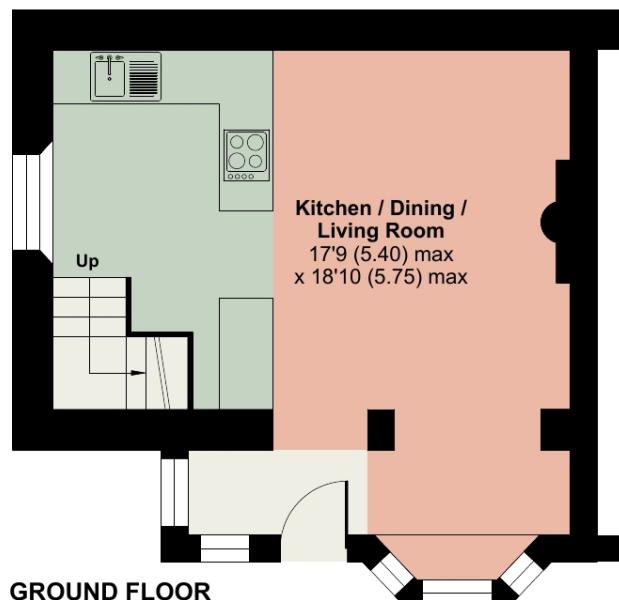
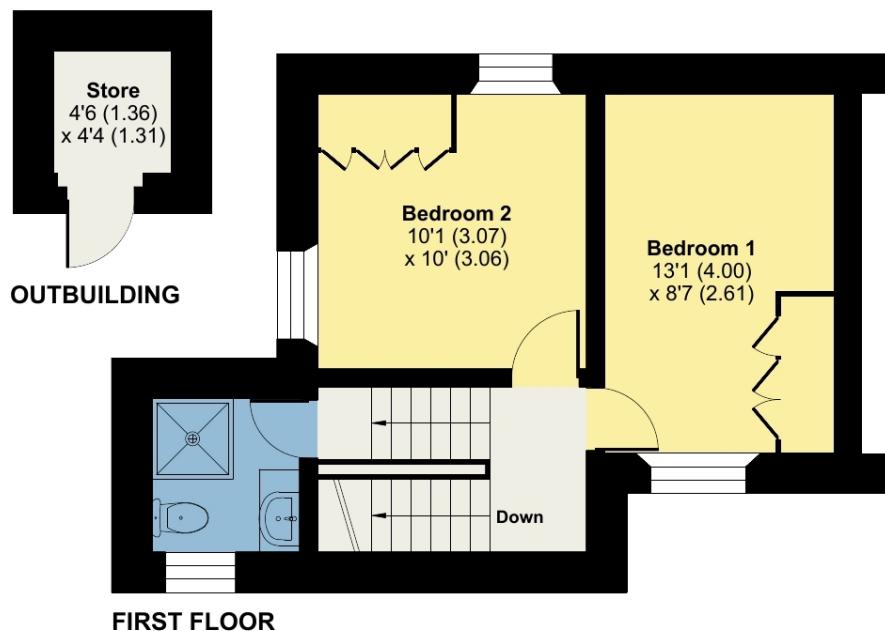
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Approximate Area = 636 sq ft / 59 sq m

Outbuilding = 21 sq ft / 1.9 sq m

Total = 657 sq ft / 60.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1275993

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