



Swangs Cottage, Lowick Green  
£330,000



## Swangs Cottage

Lowick Green, Ulverston

A well proportioned historic circa 17th Century Lakeland farmhouse which is located on a private road in Lowick Green, near Coniston in the Lake District National Park. Lowick Green is a traditional village surrounded by farmland, farmed by local families throughout the ages. It provides great access to the rest of the Lake District and local transport services with easy access road link for the M6 motorway. The cottage has been sympathetically renovated and furnished to the highest standards. The property is full of original features, cosy and comfortable. It has the added advantage of stunning views over the Coniston Old Man range of mountains and the Crake Valley.

The accommodation briefly comprises a sitting room with original oak beams, dining room and kitchen to the ground floor. The first floor offers two bedrooms and a bathroom. The current owners have upgrade the heating system to smart WI-FI electric heating in all rooms and the property is mostly double glazed. Outside offers an enclosed sun trap garden to the rear with a gravelled path and seating area with a summer house. To the front of the property is another gravelled seating area looking out towards the Coniston Old Man mountain range. There is driveway parking for two vehicles.

Swangs Cottage is a one minute walk to the Farmers Arms, with a second pub four minutes walk down the hill in Sparkbridge.

The property is suitable as a family home, second home or holiday let. The current owners have used the house as both a successful holiday let and a treasured second home.

## GROUND FLOOR

### SITTING ROOM

17' 11" x 11' 11" (5.47m x 3.62m)

Both max. Single glazed door, single glazed window, multi fuel stove to stone fireplace, original beams and original hooks, bespoke hand carved cupboard door.

### DINING ROOM

16' 4" x 8' 11" (4.99m x 2.73m)

Both max. Single glazed window, electric fire, plumbing for washer dryer, built in cupboard, tiled flooring.

### KITCHEN

12' 6" x 6' 7" (3.82m x 2.00m)

Both max. Single glazed door, double glazed windows, breakfast bar, good range of base and wall units, stainless steel sink, integrated oven, electric hob with extractor/filter over, integrated freezer, freestanding dishwasher and fridge, tiled splashback, tiled flooring.

## FIRST FLOOR

### LANDING

7' 0" x 6' 5" (2.13m x 1.96m)

Both max. Double glazed window.

### BEDROOM

13' 1" x 8' 11" (3.99m x 2.72m)

Both max. Single glazed window, built in cupboards.

### BEDROOM

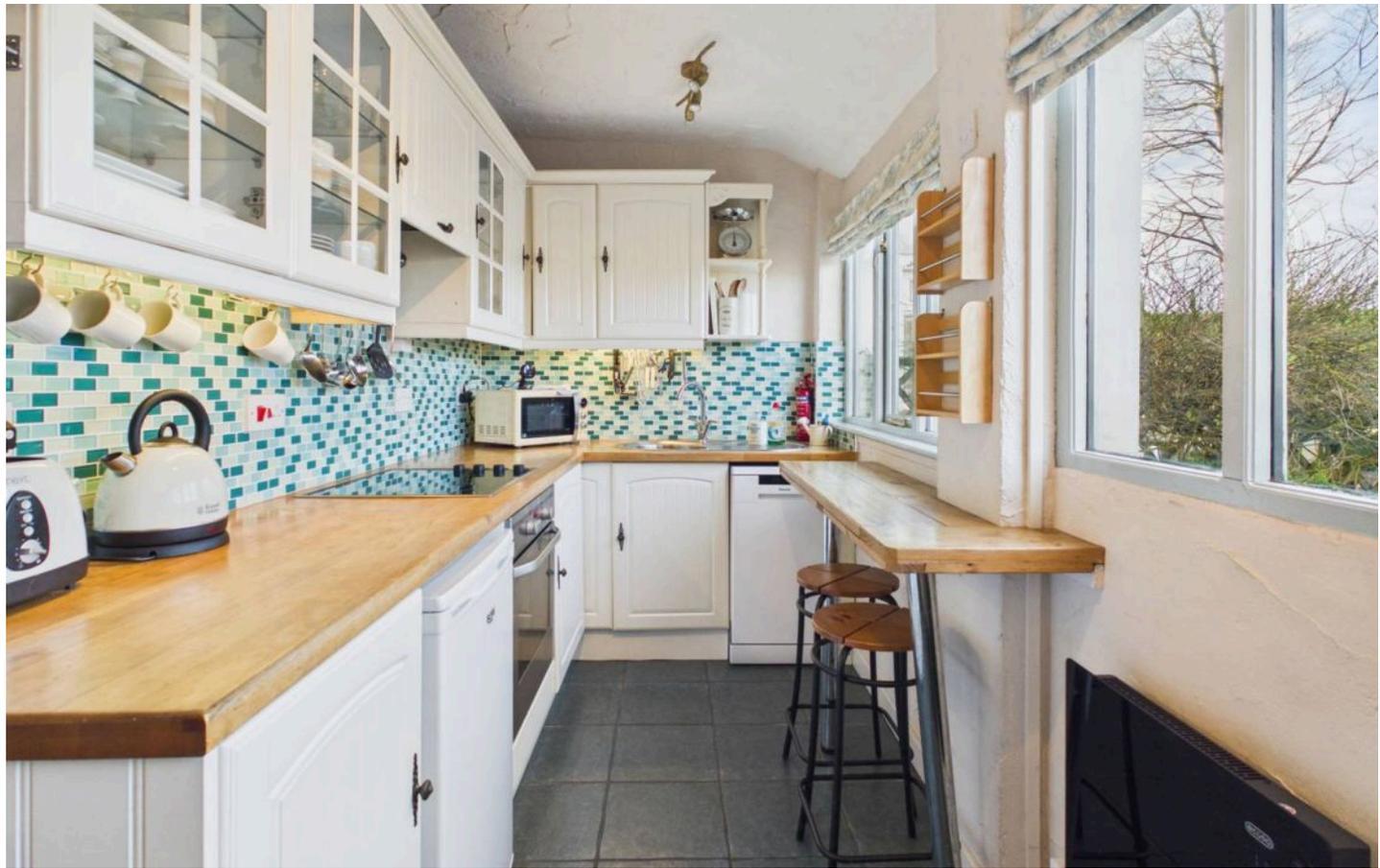
11' 7" x 9' 8" (3.52m x 2.94m)

Both max. Single glazed window, loft access, built in cupboard housing hot water boiler.

### BATHROOM

8' 1" x 6' 0" (2.46m x 1.82m)

Both max. double glazed window, heated towel radiator, three piece suite comprises W.C. wash hand basin and bath with electric shower over, partial tiling to walls, tiled flooring.





## GARDEN

Beautiful gardens to the front and rear of the property. The rear garden is enclosed with a gravel path with lawns on either side and a summer house. At the front is a gravelled seating area.

## PARKING

Driveway parking for two vehicles.

## EPC RATING E

**SERVICES** Mains electric, mains water, septic tank shared.

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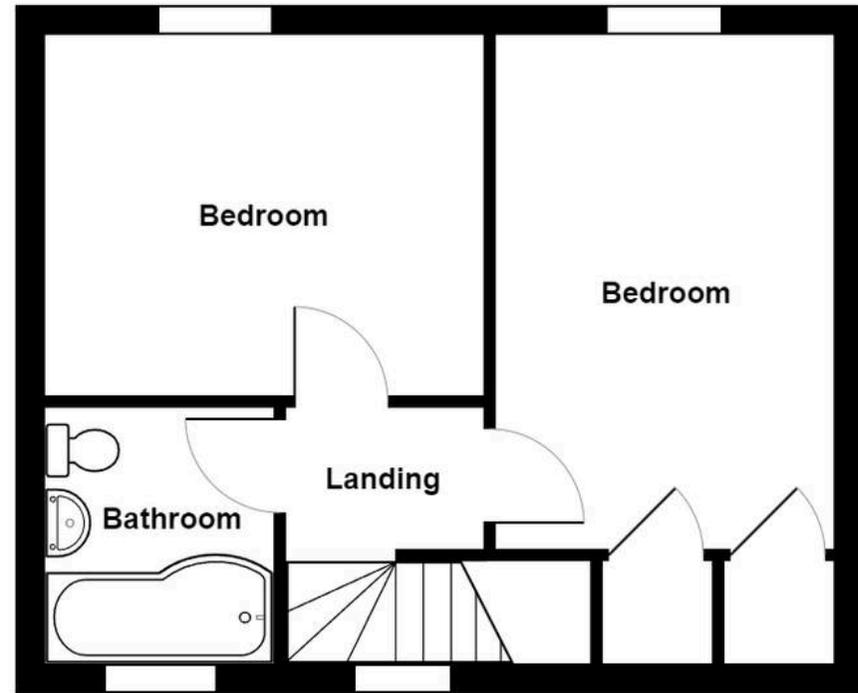
**COUNCIL TAX BAND** - Currently deleted as running as a holiday let, previous banding was Band C







**Ground Floor**



**First Floor**

Swangs Cottage, Lowick Green, Ulverston

Total Area: 71.5 m<sup>2</sup> ... 769 ft<sup>2</sup>

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