



FREEHOLD

STABLES COTTAGE, GREAT URSWICK, ULVERSTON, LA12 0SX

£260,000

FEATURES

- Lovely Traditional Cottage
- Popular & Convenient Village Location
- Well Appointed & Spacious Throughout
- Attractive Kitchen/Diner
- Spacious Lounge With Stove
- Three Good Bedrooms
- Modern Bathroom & Shower Room
- Gas CH System & UPVC Double Glazing
- Off Road Parking & Pleasant Garden Area
- Early Viewing Invited & No Upper Chain



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  Off Road Parking



Stables Cottage presents an excellent opportunity to acquire a beautifully well-maintained traditional cottage in one of Low Furness' most desirable villages. Quietly positioned in a charming backwater of Great Urswick, this comfortable mid-terrace cottage offers accommodation presented to a high standard, with neutral interiors, uPVC double glazing and gas central heating system. The property enjoys a pleasant forecourt with log store and shed, while the rear garden provides an attractive, low-maintenance outdoor space with mature raised borders. The well-planned interior includes a spacious kitchen/diner, a welcoming lounge with multi-fuel stove, three generous bedrooms, a contemporary bathroom and an additional shower room. A dedicated parking space further enhances the appeal. Great Urswick offers a superb village lifestyle, complete with a popular public house, primary school and the picturesque Village Tarn, all within easy reach of the vibrant market town of Ulverston. Early viewing is highly recommended through JH Homes.

Accessed through a pleasant open forecourt seating area with a PVC oak shaded double glazed door with pattern glass panes. Opens into:

KITCHEN/DINER

12' 0" x 11' 7" (3.66m x 3.53m)

Fitted with a range of base, wall and drawer units with worktop over incorporating sink with drainer, mixer tap and stone effect splash back tiling. UPVC double glazed window looking to the pleasant, enclosed garden, recess for an electric cooker with cooker hood above, recess for a fridge, freezer, recess and plumbing for a washing machine and a built-in slimline dishwasher. A matching set of double doors access the boiler cupboard which has the Worcester gas boiler for the heating and hot water systems. Ample space for a family sized dining table, tiling to the floor, two radiators, double doors to a useful shelved cupboard and a pine door with latch handle to a spacious understairs store. An oak door opens to the rear garden, and a doorway gives access into:

LOUNGE

18' 11" x 11' 3" (5.77m x 3.43m)

Attractive and spacious room that will be appreciated upon inspection. UPVC double glazed window to the rear and a fully glazed PVC door to the front which opens the forecourt area. Central fireplace with a stone fire surround, slate hearth and inset housing a multi fuel stove which makes a lovely feature to the room. Complete with four wall light points and a radiator.

FIRST FLOOR LANDING

From the kitchen the stairs lead and return to the first floor landing area which has lovely oak latch handle doors, which give access to the bedrooms, bathroom and shower room.

BEDROOM

9' 7" x 12' 0" (2.92m x 3.66m)

UPVC double glazed effect window with a deeper sill, offering a lovely aspect over the neighbouring garden towards farmland beyond. Complete with light attractive décor, a radiator and electric light and power points.

BEDROOM

9' 0" x 12' 2" (2.74m x 3.71m)

Light neutral décor, radiator and a uPVC double glazed window with a deeper sill offering a super view beyond the neighbouring property to the countryside beyond.

BEDROOM

10' 0" x 8' 7" (3.05m x 2.62m)

Currently used as a dressing room with light neutral décor, a radiator and uPVC double glazed window with deep sill.

BATHROOM

Modern three-piece suite in white comprising of a pedestal wash hand basin with mixer tap and tiled splashback, WC with pushbutton flush and a panel bath with mixer tap and tiled surround. Further tiling to the floor, a chrome ladder style towel radiator and uPVC double glazed window with deeper sill and a pattern glass lower section, with the upper section giving views towards the tarn in the distance.

SHOWER ROOM

Fitted with a three-piece suite in white with a quadrant shower cubicle and a thermostatic shower with overhead light and fan. Pedestal wash hand basin with mixer tap, mirror fronted bathroom cabinet above and a WC with pushbutton flush. Tiling to 3/4 of the wall with an attractive upper border tile and further tiling to the floor, a chrome ladder style towel radiator and a uPVC double glazed window with tiled sill.

EXTERIOR

To the front of the property, an easily maintained garden with slate paving and chippings, plus wood store and bike shed, the fence can also be reinstated to provide additional privacy. To the rear, an excellent enclosed garden area which is flagged and includes a circular feature. Complete with raised borders, well stocked with shrubs and bushes around the perimeter, and offers a lovely seating area with privacy and a good amount of sunlight in the afternoon and evening.

PARKING

A short distance from the cottage is a parking area with the middle space belonging to Stables Cottage.



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Approx Gross Internal Area
91 sq m / 979 sq ft



Ground Floor
Approx 45 sq m / 485 sq ft

First Floor
Approx 46 sq m / 494 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: C

LOCAL AUTHORITY: Westmorland and Furness Council

SERVICES: Mains drainage, gas, electric, water are all connected

DIRECTIONS:

Entering Great Urswick from the Ulverston A590 direction, stay on the road with the Tarn to your left and you will see some cottages above the road on the left, just after this is a turn up to Brow Edge (if you reach the General Burgoyne Pub you have gone too far). Follow up the road and you will see parking on the left and the path to the cottage is on the right.

The property can also be found by using the following "What Three Words"

<https://w3w.co/callers.squish.unpainted>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

