

JASMINE COTTAGE, 4 DUKE STREET, GLEASTON, ULVERSTON, LA12 0AU

#### EXTERNALLY

Accessed via a painted wooden door with frosted glass centre giving access to an enclosed seating area. Within the area is a shed with potted plants and stone steps lead to a shared pathway which is used by other residents to provide access to the rear of the properties and for refuse access.

#### FURTHER INFORMATION

\*The Yorke cast iron range stove has never been used by the current vendor and we are not aware if it is in working order\*

**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, station and UVS School heading towards Mountbarrow Road service station. Continue straight on following sign posts for Bardsea and Urswick. At the cattle grid turn immediate right towards Urswick and at the second Cattle grid continue straight ahead down the lane and turn first left sign posted Urswick and Gleaston. Continue along the road until you come to a crossroad sign posted Little Urswick and Gleaston and go straight ahead at the junction towards Gleaston. At the junction signposted Scales, Gleaston and Stainton turn right then take the first left and proceed down the road until you reach the village. At the crossroads turn left into Main street then right into Duke street and your destination is on the left.

**TENURE:** Freehold

**COUNCIL TAX—Band C**

**LOCAL AUTHORITY— South Lakes District Council**

**SERVICES:** Mains water and electric. There is no gas to the property

**Viewing strictly through J H Homes.**

#### 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.



EPC  
PENDING



**Charming Well Presented Three Bed Cottage**  
**Early Viewing Essential**  
**FOR SALE £215,000**



#### Jasmine Cottage, 4 Duke Street, Gleaston, Ulverston, LA12 0UA

Situated in an idyllic rural location we are delighted to offer for sale this charming well presented mid terrace cottage. Set in the popular village of Gleason and dating back to the 1800's the cottage has been updated and maintained with many original features still remaining. Property briefly comprises of entrance porchway, tastefully decorated lounge with ceiling beams, stone feature wall and multi fuel stove, diner/kitchen with ceiling beams, traditional Yorkist cast iron range oven dating back to the 1930's, range of base and wall units in keeping with the style of the property, electric cooker, hob and extractor fan. To the upper floor are two well presented double bedrooms with original exposed floorboards, good size single/small double bedroom and family bathroom with roll top cast iron bath. Externally to the front is enclosed walled garden area and to the rear is further outdoor space. Early viewing is essential to appreciate this beautiful property

**For more information call 01229 314049 or 445004**

2 New Market Street  
Ulverston  
Cumbria  
LA12 7LN

**EPC Rating: G**



**JASMINE COTTAGE, 4 DUKE STREET, GLEASTON, ULVERSTON, LA512 0AU**

**ACCOMMODATION**

The property is approached via a low-level natural stone wall and fence which provides access to the garden frontage which contains established shrubs, plants and is lawned. A natural slate pathway leads to the entrance door.

**PORCH**

Wooden painted entrance door leading to the porch with hardwood windows to either side painted in Farrell and Ball pigeon green paint, overhead light, door providing access to the lounge and natural slate flooring.

**LOUNGE**

A well-proportioned well presented lounge with original beams to the ceiling painted in green, hardwood and single pane window with window seat to the front elevation, multi fuel wood burner inset into a natural stone wall which extends to one wall of the property and original cupboard to the side. Dimplex storage heaters, aerial socket, wall lights and brass chandelier to the central ceiling light and power points.



**DINER**

Accessed via an original panelled latch door from the lounge a good size room with hardwood single pane window with window seat and Dimplex storage heater, Yorke's black cast iron old range stove\*, storage cupboard, central ceiling light and staircase provides access to the first floor.



**KITCHEN**

The kitchen comprises of a cottage style wooden wall and base units with complementary work surfaces in light pine effect, stainless steel sink unit with mixer tap over, featured wall unit glass cabinet, white painted single glazed window, ceramic marble effect tiling, oven with electric hob and grill, extractor fan, space for washing machine, rough cast cottage walls, splash back tiling, recess which houses the fridge freezer (not included) storage, telephone and broadband point, light and power points.



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**STAIRS TO FIRST FLOOR LANDING**

Accessed via the kitchen, wall to ceiling bookshelf, painted balustrade in white, light fitment and access to the loft area which is partially boarded with insulation and a light.

**BEDROOM ONE**

Good size bedroom facing the front elevation with hard wood windows with panes in between and window seat, fitted wardrobes, neutral walls, TV aerial point, original exposed wood floorboards, central ceiling light and power points.



**BEDROOM TWO**

Good size double bedroom facing the front elevation hard wood windows with panes in between, built in overhead storage in white painted panel effect, portable oil heater, original exposed wood floorboards, natural beam to the ceiling, central ceiling light and power points.



**BEDROOM THREE**

Facing the rear elevation with a hard wood window with panes in between, Electric radiator. natural beam painted in Farrell and Ball pigeon green, central ceiling light and power points.



**BATHROOM**

The bathroom comprises of a roll top bath, wash hand basin and pedestal with mixer tap, WC, red tiling to mid-way with natural stone walls above, frosted white painted single glazed window facing the rear elevation. Mid pine fitted unit, electric heater and storage cupboard housing the immersion heater for hot water.

