



# 5 FORCE FORGE COTTAGES

FORCE FORGE, Nr SATTERTHWAITE, LA12 8LE

Sale of a beautiful end of terrace 3 bedroom Lakeland cottage set in an idyllic location by the river. This characterful cottage with its modern comforts alongside traditional features has parking for one car, split barn buildings for storage and a garden down to the river.

**£335,000 Subject to Contract**

# 5 FORCE FORGE COTTAGES

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## SITUATION

Smithy Cottage formally known as No. 5 Force Forge is a traditional Lakeland cottage set in an idyllic location by the Grizedale Beck in Force Forge on the edge of the Grizedale Forest only five minutes from Satterthwaite and 10 minutes drive to Hawkshead. Positioned in a courtyard in a small cluster of cottages, no.5 occupies a corner position with adjacent barn outbuilding and garden area leading down to the river. There are lovely country and riverside walks right from the doorstep.

## DIRECTIONS

From the A590 at Newby Bridge, head west towards Ulverston. Continue past Haverthwaite Railway on the right and turn next right signed Rusland. Turn right at the T-junction and follow the valley road past Rusland Hall and through Thwaite Bridge. Continue up the hill and bear left to Satterthwaite, keep left and cross the river before continuing another ½ mile to arrive at Force Forge Cottages on the left.

## DESCRIPTION

5 Force Forge Cottages is a traditional Lakeland cottage with the comfort of modern fixtures and fittings blended in with character and features of the cottage. The property has undergone recent upgrading including replacement sash timber double glazed windows, repoint of chimney stacks and replaced roof under felt, complete redecoration, new carpets and tiled floors. With its easy access to the surrounding fells and Lakeland villages this property is ideal as a holiday rental and weekend retreat with sufficient storage space to accommodate all the Lakeland outdoor activities. The accommodation comprises of open plan living area with lounge area and dining area opening into a well fitted kitchen. To the first floor is a large family bathroom and three bedrooms.

## ACCOMMODATION

Front timber door with canopy porch over leading into

## LIVING ROOM

Open plan lounge to dining area spanning the full width of the double fronted cottage. Lounge area with central log burning stove on a slate hearth with exposed Lakeland stone surround and log feature mantle piece. Double glazed sash timber window with seat. Built in alcove cupboard, TV point, feature beamed ceilings and wood panelling to half wall height.

Dining Area - Double glazed sash timber window with seat to the front aspect, wood panelling to walls, telephone point. Opening out into the kitchen at the rear.



## KITCHEN

Traditional bespoke style kitchen with good range of wall and base units with laminate worktops incorporating large Belfast sink unit. There is a oil fired AGA in sky blue, built in electric Diplomat four ring hob with extractor hood over and built in dishwasher. Free standing fridge/freezer. The kitchen features full wood painted panelling to walls, halogen spot lighting, rear window and tiled flooring with under floor heating installed.

## FIRST FLOOR

Landing with spot lighting and loft access.

## BATHROOM

Three piece suite comprising of panelled bath with shower over, pedestal wash basin and WC. Built in airing cupboard housing hot water cylinder, wall light with shaver point, tiling to walls around bath, laminate flooring, spot lighting and rear window.



## BEDROOM ONE

Large double bedroom at the front of the house with timber double glazed sash window and window seat, cast iron fire grate, radiator, spot lighting. Radiator.

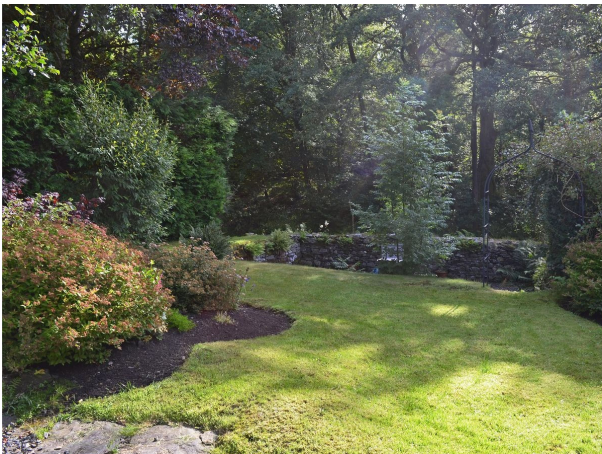


## BEDROOM TWO

Double bedroom at the front with timber double glazed sash window and window seat. Radiator.

## BEDROOM THREE

Single bedroom, side window with views down to the river. Radiator.



## OUTSIDE

To the front of the property is a parking space for one vehicle. Adjacent to the parking area is a barn on two levels with the upper barn housing storage and washing facilities and the lower level including two storage rooms. In addition there is a further good size store room housing the electric boiler unit located beneath the living room and

only access to this store is over part of the garden of no.4, which the owners of no.5 have a right of way. The gardens to no.5 are particularly delightful feature. Gently sloping lawns lead down to a newly created sunken patio area alongside a beautiful stretch of Grizedale Beck, a lovely spot to sit and enjoy the afternoon sun.

## SERVICES

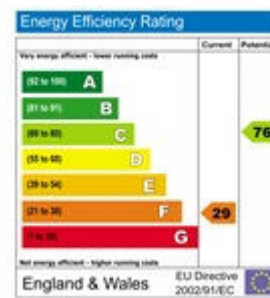
Oil fired AGA providing hot water. Electric central heating system. Private drainage. Mains electricity.

## TENURE

Freehold.

## COUNCIL TAX BAND

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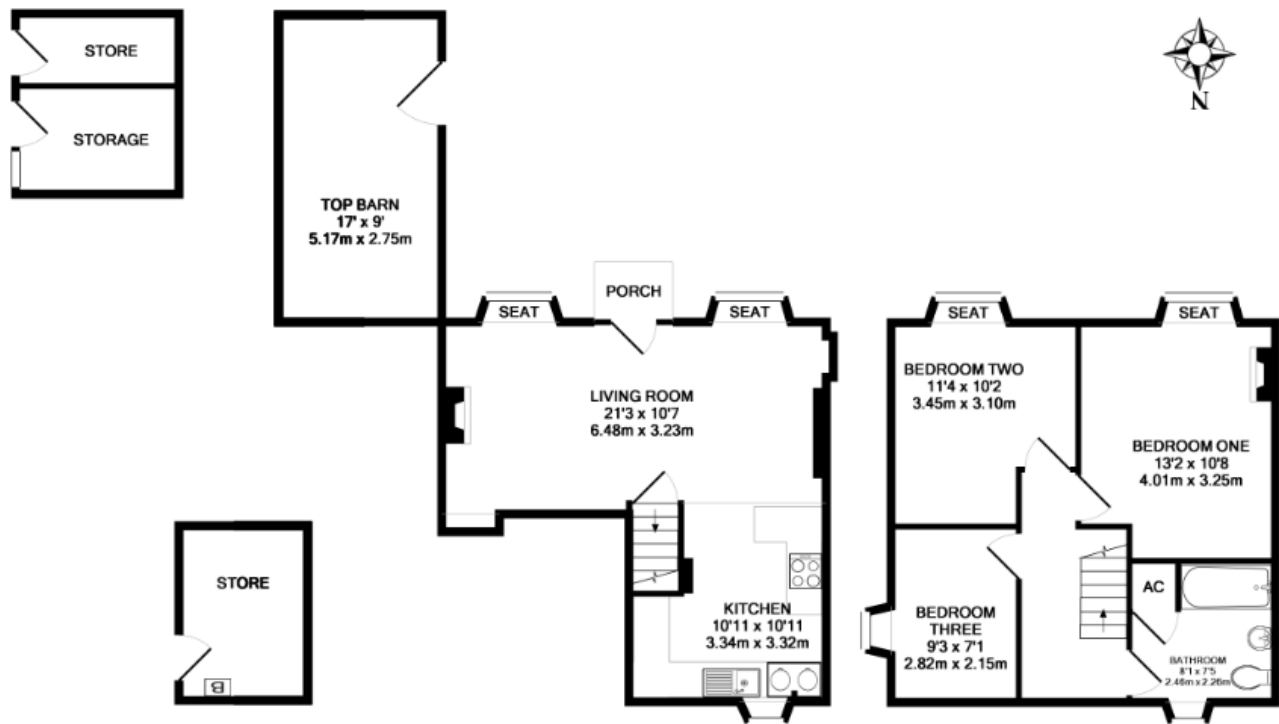


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LOWER LEVEL OF BARN  
APPROX. FLOOR  
AREA 159 SQ.FT.  
(14.7 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 519 SQ.FT.  
(48.2 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 462 SQ.FT.  
(42.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1140 SQ.FT. (105.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Viewing is strictly by appointment with the sole agents

The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.

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