

Rose Cottage, Rear of 26 Market Street, Ulverston, Cumbria, LA12

EXTERIOR

Accessed via a gated ginnel to the side of Lindow’s Jewellery shop. Communal access to this and some neighbouring properties. A private gateway with “Rose Cottage” motif provides access to the enclosed Courtyard garden which belongs in the property. This flagged courtyard offers pleasant seating areas with a reasonable degree of privacy, evergreen shrubs, two useful outside stores one with electric power and an outside tap. There is a covered area providing shelter to a seating area with trellising with a border area to the side. A door provides access to a further storage area. In all a most pleasant and useful outside space in the center of this popular market town.

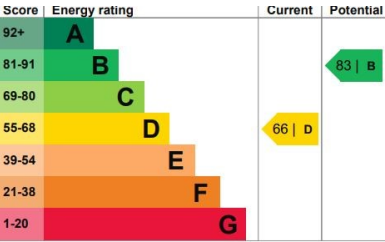
Council Tax District-South Lakeland District Council

Council Tax Band-TBC

TENURE: Freehold

SERVICES: Mains drainage, gas and electricity are all connected.

Viewing strictly through J H Homes.



**Estate Agency Act 1979**  
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Charming Cottage, Courtyard garden,  
Situating in the heart of the town  
Vacant Possession FOR SALE £179,500



ROSE COTTAGE, REAR OF 26 MARKET STREET, ULVERSTON, CUMBRIA, LA12 7LR

Sale of this Charming Cottage style property situated in a peaceful discrete position to the rear of 26 Market Street in the heart of the thriving market town of Ulverston. This quaint and convenient situation offers a pleasant Courtyard style setting, garden seating area and useful outside stores. Rose Cottage is currently utilised as a successful holiday let and has been for some time with an excellent track record please see [www.rosecottageulverston.co.uk](http://www.rosecottageulverston.co.uk). The property is suitable for a range of buyers including those looking for a centrally positioned cosy home in a convenient town centre position or a second home. Offered for sale with early / vacant possession having no upper chain and is highly recommended for viewing. The accommodation is neutrally decorated and well-presented throughout and briefly comprises Entrance Porch, hall, shower, separate WC, kitchen with fitted appliances, dining room/sunroom, sitting room (currently used as a double bedroom for holiday let purposes) living room and to the first floor are two bedrooms and a modern shower room.

For more information call 01229 314049 or 445004

2 New Market Street  
Ulverston  
Cumbria  
LA12 7LN

EPC Rating: D



**ACCOMMODATION**

The accommodation is accessed via a wooden glazed door to an entrance porch. The porch is fully glazed with tiling to the floor and provides access via a glazed door to the entrance hallway.

**ENTRANCE HALL**

The hall is spacious and welcoming with a light wood grain laminate style flooring, central heating radiator, built-in storage cupboard suitable for ironing board vacuum etc.



**GROUND FLOOR WC**

Having low flush WC, wash hand basin and across the hall a glazed frosted glazed door opening to a shower cubicle.

**SHOWER**

The Shower provides a uPVC double glazed window, full tiling to the walls and a thermostatic shower making a useful additional facility to the ground floor.

**KITCHEN**

**9 ft 10" 2.77 x 8ft 4" 2.54**

Having two uPVC double glazed windows to the side elevation. The kitchen is attractively presented with a modern range of base and wall units with a light woodgrain decor panel, complimentary high gloss work surfacing contains a four ring gas hob and electric oven beneath, extractor hood over the hob, tiling to the splashbacks. Within the room there is a recess spaces for the washing machine and fridge. Wall mounted Vaillant gas combi boiler for the central heating and hot water systems. Finished with light decor and a wood grain laminate flooring.



**LIVING ROOM**

**15ft 3" 3 4.56 average x 9ft 7" 2.92**

A cosy room with staircase leading to the first floor to the corner of the room with a feature metal hand rail and feature, a borrowed light window to the adjacent sitting room/bedroom. The room has three wall light points and a double central heating radiator as well as a painted fire surround with marble style inset and hearth housing an electric log glow effect fire. The room has power points, and a tv aerial point.



**DINING ROOM/CONSERVATORY**

**11ft 8" (3.56) x 7ft 4" 2.33**

With a polycarbonate style vaulted roof and wood framed double glazed windows with pattern glass rose feature motif to the upper sections. The end windows offering an outlook to the rear courtyard garden. The room provides a central heating radiator, power points, while finished with a wood grain effect laminate floor. A set of connecting French doors provide access to the adjacent sitting room this is currently utilised as a ground floor bedroom for the purpose of being a holiday let.



**SITTING ROOM**

**13ft 5" 4.11 average x 9ft 9" 2.99**

The room is of good proportions with a light wood grain laminate style flooring attractive neutral decor and a double central heating radiator, there is an arched borrowed light window to the adjacent sitting room and a set of glazed doors to the adjacent dining room. The room has excellent presentation throughout, wall light points and a recessed arch display with glass shelves with a concealed light. Please note this room is not currently acceptable as a bedroom and enquiries would need to be made with Building Control in regards to what would need to be altered to permit this.



From the sitting room the staircase leads to the first floor with a turn to the bottom of the stairway and a metal handrail. The landing offers access to the two bedrooms and bathroom and also access to the loft.

**BEDROOM ONE 13ft 9" 4.21 average x 9ft 11" 3.02**

A most pleasant double bedroom with a light wood grain laminate flooring complimented with neutral décor. The room has a central heating radiator, power points, and a cosy presentation and a uPVC double glazed window to the side elevation.



**BEDROOM TWO**

**8ft 8 2.65 x 6ft 11" 2.12**

This is a single bedroom with a light wood grain laminate style flooring, radiator, overhead light and uPVC double glazed window to the side elevation. At a higher level, double doors provide access to an over stairs storage cupboard.

**SHOWER ROOM**

**9ft 1" maximum 2.78 / 6ft 8" 2.04 x 6ft 1" 1.87**

The shower room is of good proportions and has a large walk-in shower cubicle with glazed sliding door with a thermostatic shower with fixed rain head shower and flex track spray. There is a washstand which houses an oval wash basin with mixer tap on a wood block surface with storage beneath, tiling to the splash backs. Adjacent to this is a low flush WC. and a uPVC double glazed window to the side elevation. There are two wall light points, ducted extraction and a spotlight cluster to the ceiling. Traditional style radiator with towel rail above.

