



# Game Keepers Cottage

Haverthwaite, Ulverston, LA12 8JR

Price £1,500 PCM (Holding Deposit Applies)

# Game Keepers Cottage

## Haverthwaite

Game Keepers Cottage is a traditional Lakeland stone cottage, located in the picturesque Rusland Valley. This stone cottage boasts high quality modern fixtures/fittings throughout and benefits from a recent make over with fresh décor and new carpets as well as new oil central heating system. Modern fittings include bespoke kitchen/diner with electric AGA, solid fuel burner, under floor heating and a modern bathroom. Along with under floor heating, there is also a combination of wooden and UPVC double glazed windows. Additionally there are many traditional features including slate floors, exposed beams and lintels. The accommodation briefly comprises of kitchen diner, lounge, conservatory, a modern family bathroom and three bedrooms, all of which benefit from stunning views over the local valleys towards both Coniston and Ulverston. As an additional benefit, there is an external detached annexe/office with double glazing and electric heating. The lawned sloped garden offers an ideal space for sundowners where you can enjoy views across the Rusland Valley to Rusland Pool. There is a small outhouse with W.C and the property benefits from a private driveway and detached garage.

One of the many attractions to this cottage is the peaceful location, situated close to the heart of the popular village of Haverthwaite and Bouth being within walking distance of local pubs and good access to the A590. Situated within the Lake District National Park, close to Newby Bridge, Lake Windermere and within 5 miles of Grizedale Forest to the North and the market town of Ulverston to the South, which has a good range of shops, restaurants, pubs, amenities and train station. Giving great links to the West Coast main line connecting the major cities of London, Birmingham, Coventry, Edinburgh, Glasgow,



## Accommodation

Entrance Porch with space for coats and muddy boots. Retaining the original stone flagged floor.



## Kitchen/Diner

20'11 x 11'04 (2.63m x 3.45m)

A modern fitted kitchen/diner which still incorporates many original features including beams and decorative stone work. A contemporary bespoke fitted kitchen with wall and base units in contemporary sage green, complemented with solid Lakeland Green slate work tops. A Central Island incorporating an electric oven and four ring electric induction hob. There is also an integral dishwasher and fridge/freezer. There is ample space for a family sized dining table or space for a sofa to cosy up in front of the multi fuel stove. Original slate flagged flooring with under floor heating. Double doors lead out in to the conservatory/garden room.

## Conservatory

14.01 x 8'01 (4.30m x 2.47m)

A double glazed conservatory style garden room with large window panels encapsulating the picturesque Rusland Valley. There is an external door giving direct access out in the garden.



## Lounge

13'01 x 11.04 (3.98 x 3.45m)

A cosy lounge area with a wooden double glazed window with views over the garden and a stone inset fire place with an original beam, housing multi-fuel stove.

## Utility Room

A useful space located at the rear of the property with traditional features similar to those of the kitchen/diner. There is a door providing access to the driveway and adjoining outhouse/WC.

## Stairs lead up to landing

A large wide landing with deep skirting boards and original beams, that has loft access and leads to the bedrooms.

## Bedroom One

11.09 x 11.07 (3.58m x 3.52m)

Double bedroom which has dual aspect uPVC double glazed windows overlooking the surrounding countryside, deep skirting boards, newly fitted carpet and a radiator.

## Bedroom Two

11'03 x 8'05 (3.45m x 2.58m)

A further double room with a uPVC double glazed window overlooking the Rusland Valley, deep skirting boards, newly fitted carpet and a radiator.

## Bedroom Three

11'06 x 9'02 (3.50m x 2.81m)

Third double bedroom with a uPVC window to the front aspect and built in wardrobe cupboard over the stairs. A radiator and TV point.



## Bathroom

A modern three piece family bathroom comprising panel bath with a rain shower head above. Pedestal wash basin set into a vanity unit with storage cupboards and a WC. A contemporary radiator and uPVC window to the rear aspect. Tiled floor and under floor heating.

## Outside

The property features a gated private driveway with parking for 2-3 vehicles. This opens into a pretty stone walled garden with lawned area, where one can enjoy the peace and tranquility of rural life on a warm summer's day enjoying the open aspect over surrounding countryside. Adjacent to the drive is a detached outbuilding with electric storage heater and double glazed windows. An ideal space to be utilised as a home office. In addition there is an outhouse/WC and large garage with up and over door power points and light.

## Services

Oil fired central heating. Electric under floor heating. Septic tank drainage and mains electric and water.

## Council Tax Band

E

## EPC

Pending

## Any Other Relevant Info

A holding deposit, no more than 1 weeks rent is payable per tenancy. Please ask agent for further details.

Property is Un-Furnished.

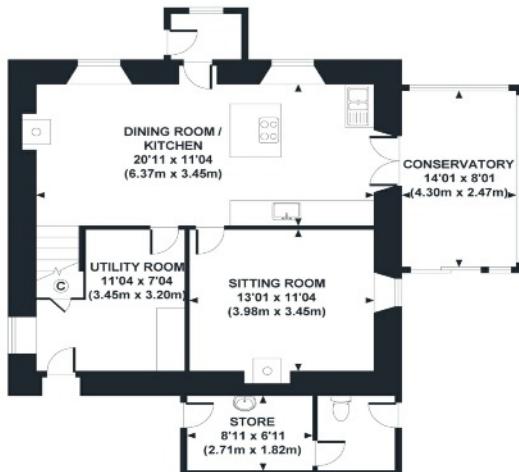
Pets may be negotiable on application, please enquire prior to viewing.

Ellerthwaite Square, Windermere, Cumbria LA23 1DU

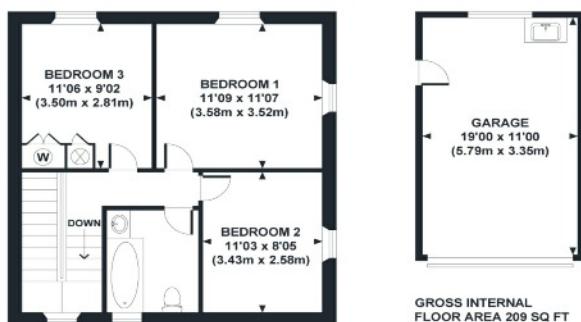
t 015394 47717

e [lettings@matthewsbenjamin.co.uk](mailto:lettings@matthewsbenjamin.co.uk) w [www.matthewsbenjamin.co.uk](http://www.matthewsbenjamin.co.uk)

GAME KEEPERS COTTAGE



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 837 SQ FT



GROSS INTERNAL  
FLOOR AREA 209 SQ FT

FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 492 SQ FT



GROSS INTERNAL  
FLOOR AREA 121 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 1659 SQ FT / 154.13 SQ M  
For illustrative purposes only. Not to scale

