



## 26 Oubas Hill

Ulverston, LA12 7LA

Offers In The Region Of £380,000



4



1



2



D





# 26 Oubas Hill

Ulverston, LA12 7LA

## Offers In The Region Of £380,000



*A charming four-bedroom cottage at the foot of Hoad Hill, combining traditional character with modern comfort. Features include a bright living room with log burner, spacious kitchen-diner, four bedrooms, three of which are generous double rooms - one with a stunning picture window overlooking Hoad Monument. Externally, the property offers a detached garage with storage, driveway parking, and a private garden with mature planting beds. A beautiful and peaceful home in a highly sought-after Ulverston setting.*

Perfectly positioned at the foot of Hoad Hill, this delightful property combines the charm of a traditional cottage with the practicality and style of modern living. Offering a peaceful setting just a short walk from Ulverston town centre, it enjoys lovely views and a wonderful sense of privacy.

The accommodation includes four bedrooms, three of which are generous double rooms, one featuring a picture window framing beautiful views of the Hoad Monument. Downstairs, the home retains its welcoming cottage character, with a warm kitchen-diner complete with a fair-sized pantry, ideal for family life, and a naturally bright living room to the front, complemented by a cosy log burner for those cooler evenings. Additionally, there is a WC and utility area for added convenience.

Outside, the property continues to impress with a detached garage offering storage space beneath, a private, well-sized garden featuring mature planting beds, and a driveway providing ample parking.

Blending character, comfort, and convenience, this property is a rare find at the foot of Hoad Hill.

### Entrance Area

6'8" x 5'11" (2.048 x 1.805)

### Kitchen

10'10" x 9'9" (3.312 x 2.995)

### Living Room

15'2" x 11'10" (4.623 x 3.619)

### Dining Room

11'10" x 9'5" (3.608 x 2.872)

### Second Living Area

12'0" x 10'11" (3.669 x 3.352)

### WC

5'6" x 3'7" (1.685 x 1.117)

### Family Bathroom

7'10" x 7'7" (2.389 x 2.320)

### Bedroom One

11'11" x 11'11" (3.650 x 3.635)

### Bedroom Two

11'0" x 9'9" (3.357 x 2.974)

### Bedroom Three

11'11" x 9'4" (3.635 x 2.870)

### Bedroom Four

10'11" x 7'5" (3.335 x 2.262)

### Attic

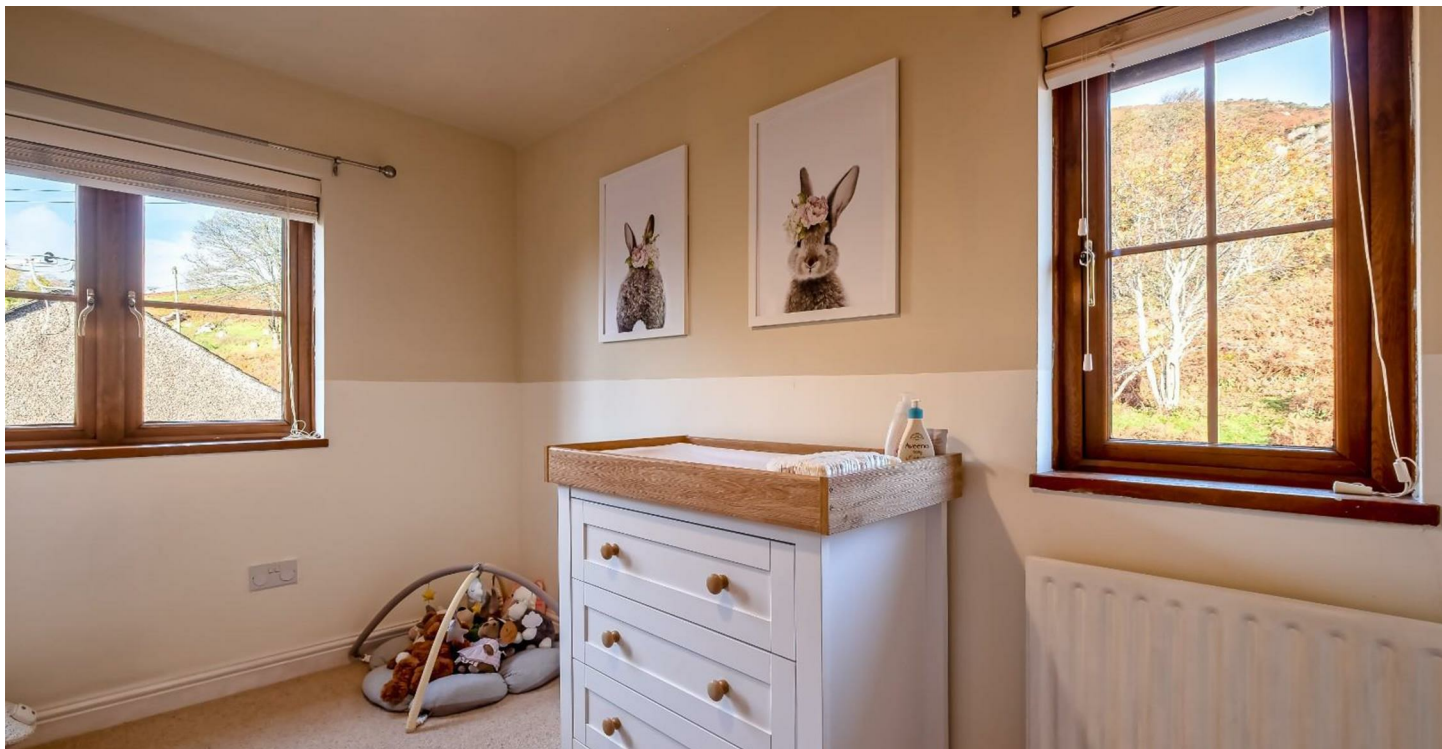
25'0" x 13'2" (7.638 x 4.023)

### Garage

24'11" x 10'4" (7.599 x 3.171)

### Subterranean Garage Area

23'4" x 8'2" (7.133 x 2.510)



- Charming Cottage At The Foot Of Hoad Hill
- Bright Living Room With Cosy Log Burner
- Four Bedrooms Including One With Stunning Picture Window Overlooking Hoad Monument
- Private Garden With Mature Planting Beds In Peaceful Ulverston Setting
- Perfect Blend Of Traditional Character And Modern Comfort
- Spacious Kitchen-Diner Ideal For Family Living And Entertaining
- Detached Garage With Storage And Driveway Parking
- Council Tax Band C

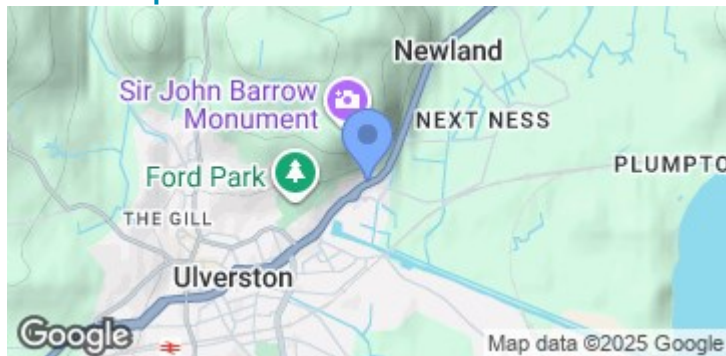




## Road Map



## Terrain Map



## Floor Plan



We are local, family run business who are wholly independent which means we can recommend services to most suit your needs. Our aim is to provide quality advice and expertise at all times, so you can make an informed decision whether buying or selling.

Estate agents are required by law to check a buyers /sellers identity to prevent Money Laundering and fraud. You do have to produce documents to prove your identity or address and information on your source of funds. Checking this information is a legal requirement to help safeguard your transaction, and failing to provide ID could cause delays. Corrie and Co, outsource these checks to speed up the process. The company does charge for such checks, please ask for more information and guidance on associated costs.

To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services. Ask for further information.

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions | Current | Potential |
| (92+)                                                           | A       |           |
| (81-91)                                                         | B       |           |
| (69-80)                                                         | C       |           |
| (55-68)                                                         | D       |           |
| (39-54)                                                         | E       |           |
| (21-38)                                                         | F       |           |
| (1-20)                                                          | G       |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential |
| (92+)                                       | A       |           |
| (81-91)                                     | B       |           |
| (69-80)                                     | C       |           |
| (55-68)                                     | D       |           |
| (39-54)                                     | E       |           |
| (21-38)                                     | F       |           |
| (1-20)                                      | G       |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |