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## Melody Cottage

Ulverston, LA12 8AF

Offers In The Region Of £435,000



14 King Street, Ulverston, Cumbria, LA12 7DZ | 01229 525333 | info@corrieandco.co.uk

# Melody Cottage

Ulverston, LA12 8AF

## Offers In The Region Of £435,000



*A charming semi-detached cottage beautifully positioned near the River Leven, enjoying delightful views and an abundance of characterful features throughout. This attractive home offers a wonderful blend of traditional charm and peaceful surroundings, creating an idyllic retreat in a highly desirable setting. The property is complemented by a substantial double-storey barn with solar panels, power and lighting, offering excellent potential for a workshop, studio, storage or hobby space. Externally, the cottage is surrounded by mature yet low-maintenance gardens to both the front and rear, providing pleasant areas to relax and enjoy the tranquil setting. Located within a popular riverside village in the Lake District National Park, the property enjoys easy access to beautiful countryside walks while remaining within convenient reach of local amenities. A rare opportunity to acquire a characterful cottage in such a picturesque and sought-after location.*

Step into the property via the lower ground floor, where a welcoming entrance hall provides access to a versatile reception room or third bedroom. This level offers excellent flexibility, ideal for guests, a home office or additional living space, with stairs leading up to the main accommodation.

Ascending to the ground floor, you are greeted by an inner hall which connects the principal living areas. To the rear, a bright conservatory offers a quaint and relaxing space, enjoying views over the surroundings and providing direct access from the house. Adjacent is a useful utility room and separate WC, adding practicality to everyday living.

The heart of the home is the spacious lounge diner with solid oak floor; a light-filled and inviting room ideal for both relaxing and entertaining, with ample space for seating and dining. From here, the layout flows naturally through to the kitchen, which is fitted with a range of units with granite worktops, and offers a practical workspace for cooking and meal preparation. From here you can also access the courtyard/driveway for ease.

To the first floor, the landing leads to a well-proportioned double bedroom and a family bathroom, complete with a three-piece suite. A useful cupboard provides additional storage.

A further staircase rises to the second floor, where you will find an additional bedroom or study. This charming space is perfect as a guest room, home office or creative retreat, enjoying a degree of privacy from the rest of the home.

Externally, the property is further enhanced by a substantial double storey barn, offering a wealth of potential. The barn incorporates a garage/carport and benefits from power, lighting and solar panels, making it an incredibly versatile space. Whether utilised for storage, workshop purposes or explored for potential conversion (subject to the necessary consents), it presents an exciting opportunity. An attached log store adds further practicality, perfectly complementing this impressive outbuilding. You will also find mature garden areas enjoying country side views.

Overall, the property offers a versatile and well-balanced layout set across multiple levels, perfectly suited to modern living while providing flexible accommodation options to suit a variety of needs.

### Lounge Diner

18'4" x 14'1" (5.60 x 4.30)

### Conservatory

10'5" x 7'2" (3.20 x 2.20)

### Inner Hall

extends to 11'9" (extends to 3.58m)

### Library

9'6" x 10'5" (2.90 x 3.20)

### Kitchen

11'5" x 10'5" (3.50 x 3.20)

### Utility Room

### Bedroom One

10'2" x 10'2" (3.10 x 3.10)

### Bedroom Two

13'1" (8'6") x 11'5" (4.00 (2.60) x 3.50)

### Shower Room

10'2" x 8'2" (3.10 x 2.50)

### Barn (Ground Floor)

11'10" x 13'5" (3.631 x 4.103)

### Barn (First Floor)

22'8" x 14'9" (6.912 x 4.512)

### Garage

8'3" x 15'2" (2.525 x 4.631)

### Log Store

6'6" x 6'8" (1.990 x 2.044)



- Beautiful, Characterful Cottage
  - 2 Storey Barn
  - Short Drive to Amenities
  - Conservatory
- Garage/Carport plus 1 Driveway Space
- Gardens to the Front & Rear
- Popular Village Location
- Countryside Walks Nearby
  - Utility Room
- Council Tax Band - D



## Road Map



## Terrain Map



## Floor Plan



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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		Current	Potential
(92 plus)	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		Current	Potential
(92 plus)	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	