



Sunny Bank Cottage Brow End

Ulverston, LA12 0SX

Offers In The Region Of £250,000



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A fantastic opportunity to acquire a characterful cottage in a highly desirable, rural location overlooking the picturesque Urswick Tarn, and close to countryside walks. Offered to the market with no upper chain, this charming property presents an exciting prospect for investors, developers, or buyers seeking a project with excellent potential. Externally, the property benefits from driveway parking and a private patio garden, ideal for enjoying the peaceful surroundings and stunning views across the tarn. Early viewings highly recommended.

Entering the property, you are welcomed into a spacious living room positioned to the front of the home. Benefitting from a large window overlooking the front garden, this reception room offers excellent potential to create a comfortable and inviting family living space. Leading through from the lounge is a separate dining room, providing ample room for family meals and entertaining. The layout offers flexibility for modern buyers and presents an excellent opportunity for further enhancement and reconfiguration, subject to any necessary consents. To the rear of the property is the kitchen, fitted with a range of units and providing access to the outside.

Stairs rise from the dining room to the first-floor landing, where there are two well-proportioned bedrooms and a family bathroom comprising a bath, wash hand basin, WC and separate shower enclosure.

A further staircase leads to the second floor, where two additional bedrooms can be found, creating versatile accommodation ideal for larger families, guest rooms, hobbies, or home working.

Externally, the property enjoys a side and front garden, as well as a driveway, providing valuable off road parking. The outdoor space offers scope for landscaping and enhancement, complementing the generous accommodation found within.

Living Room

17'9" x 15'3" (5.435 x 4.672)

Dining Room

10'9" x 5'6" (3.283 x 1.694)

Kitchen

15'11" x 6'1" (4.859 x 1.855)

Bathroom

11'1" x 9'7" (3.402 x 2.936)

First Floor Landing

12'7" x 9'0" (3.854 x 2.756)

Bedroom One

13'8" x 9'0" (4.175 x 2.756)

Bedroom Two

10'8" x 9'0" (3.268 x 2.768)

Second Floor Landing

8'1" x 5'11" (2.474 x 1.820)

Bedroom Three

19'3" x 14'8" (5.882 x 4.495)

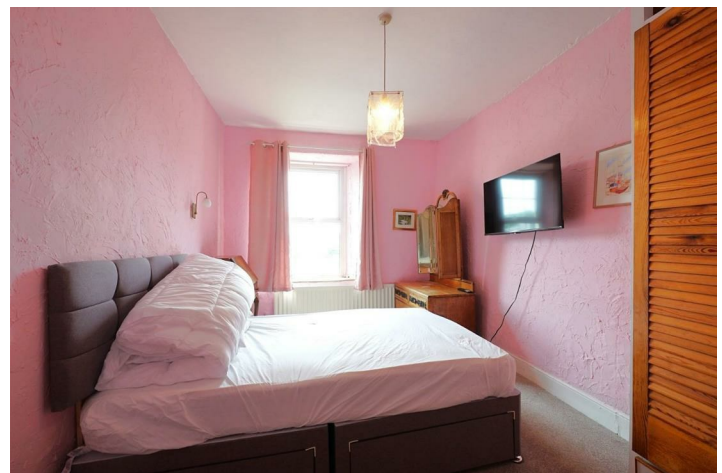
Bedroom Four

10'5" x 8'4" (3.190 x 2.562)

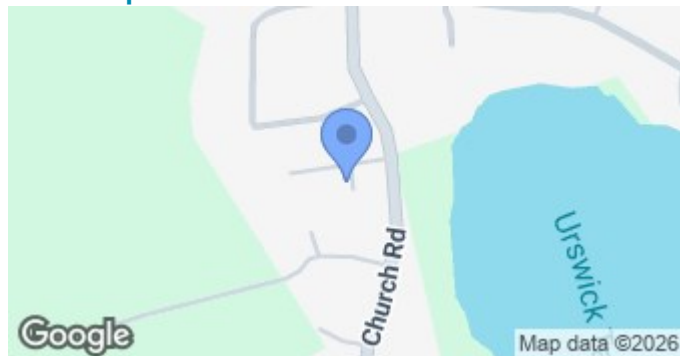


- Quaint Cottage in Quiet Location
 - No Upper Chain
 - Front Patio Garden
- Modernisation Required
- Council Tax Band - C

- Popular Village Location
 - Drive Way to the Front
- Lovely Views Towards the Tarn
 - Ideal Family Home



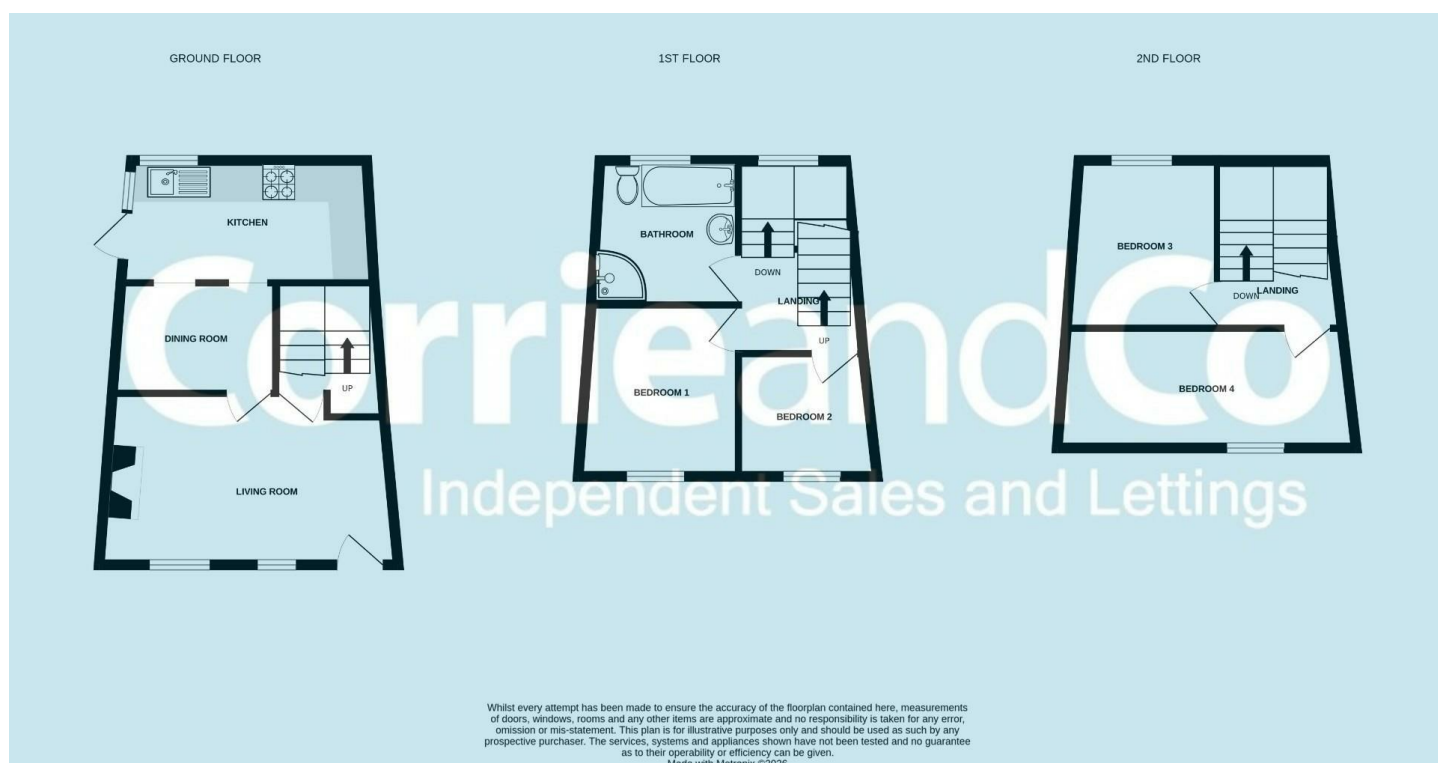
Road Map



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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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	