



## 5 Next Ness Cottages

Ulverston, LA12 7QW

Offers In The Region Of £260,000



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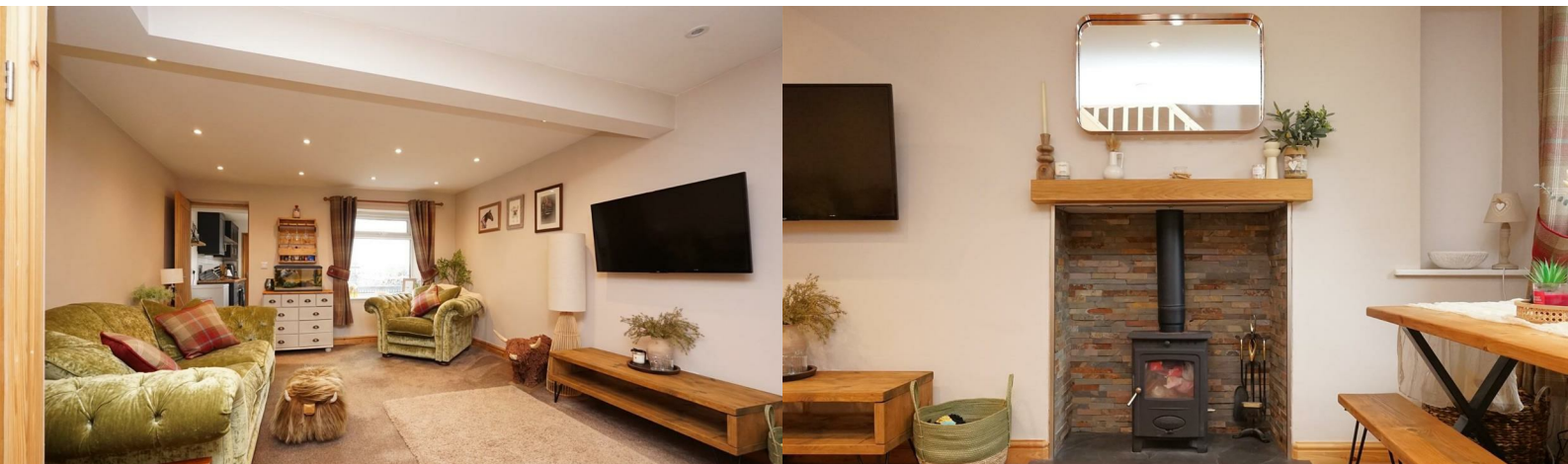
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*Nestled in the picturesque hamlet of Next Ness, just outside Ulverston, this charming cottage has been thoughtfully renovated by its current owners to an exceptional standard. Bursting with character and warmth, the property seamlessly blends traditional features with tasteful modern touches, creating a welcoming and beautifully presented home. From the inviting living spaces to the lovingly thoughtout outside space, every detail reflects a deep appreciation for quality and comfort—making this cottage a true hidden gem in a peaceful yet accessible location.*

Entering the property via a shared garden path, you step into a beautifully opened-up lounge and dining room—an inviting space that combines rustic charm with modern comfort. The original dividing wall has been removed and replaced with a supporting RSJ, creating a bright, flowing space with dual aspect windows to the front and rear. A striking multifuel log burner, set into a brick inset with a slate hearth and timber lintel, serves as the heart of the room, perfect for cosy evenings. An open staircase adds character and leads upstairs.

To the rear, the newly fitted kitchen boasts stylish ink-blue base and wall units, with a window framing idyllic views over open countryside. Just beyond is a convenient ground floor WC housing the new combi boiler.

Upstairs, you'll find two well-proportioned bedrooms and a beautifully appointed four-piece bathroom, featuring a walk-in shower, freestanding bath, and contemporary fittings—creating a serene retreat. The attic has been fully insulated and floor-boarded, offering additional storage or potential for further use.

The property benefits from UPVC double glazing throughout, a brand-new wiring system with updated consumer unit, and a completely new gas central heating system—all installed by the current owner since 2019.

Externally, the rear offers a private yard and patio area with uninterrupted countryside views—ideal for outdoor dining or relaxing in peace. To the side, there is a small parcel of land not on the title deed, but it has been informally used by both the current and previous owners (the latter for 25 years). A right of access exists across the side of the property, and the neighbours also have a rarely used right of way across the rear.

This is a truly special home, carefully renovated to combine character features with modern living, and set in a peaceful yet accessible rural location near Ulverston.

### Living Room

12'10" x 12'4" (3.922 x 3.778)

### Kitchen

11'8" x 6'1" (3.568 x 1.858)

### Dining Room

10'3" x 8'5" (3.146 x 2.569)

### Ground Floor WC

6'0" x 2'10" (1.848 x 0.868)

### Bedroom One

12'11" x 10'0" (3.952 x 3.070)

### Bedroom Two

10'6" x 9'1" (3.217 x 2.785)

### Bathroom

15'2" x 6'1" (4.638 x 1.879)

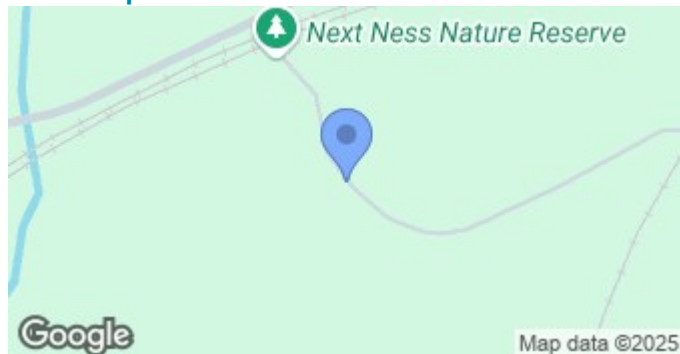


- Countryside Views
- Charming Features and Decor
- Open Plan Lounge Diner
- 2 Bedrooms
- Beautifully Renovated
- Shared Front Garden
- GF WC and Four Piece Bathroom
- Council Tax Band B

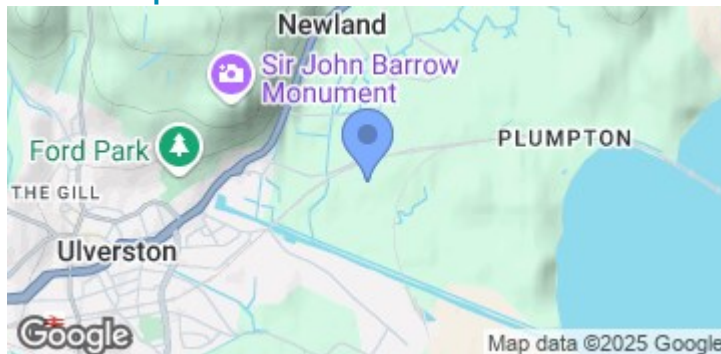




## Road Map



## Terrain Map



## Floor Plan



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