



## Satterthwaite

£190,000

4 Damson Cottages, Satterthwaite, Ulverston, LA12 8LT

4 Damson Cottages is a charming two bedroomed mid-terraced cottage, with a pretty Lakeland stone frontage, and lots of potential. The cottage is in the perfect location for nature lovers and walking enthusiasts alike, situated only 3.7 miles from Grizedale Forest and 5.9 miles from Hay Bridge Nature Reserve.

The perfect property for first time buyers, a buy-to-let, or your new home; don't wait, and come and see it now!

Local occupancy conditions apply - please contact the office for further details.

### Quick Overview

Two bedroomed mid-terraced cottage  
Fantastic location near Grizedale Forest  
Small rear garden  
Ideal for first time buyers  
Charming views  
Traditional Lakeland stone building  
Local Occupancy conditions apply  
No chain  
Off road parking  
Superfast Broadband available



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Superfast  
Broadband  
Available



Off Road  
Parking

Property Reference: AM4193



Living Room



Living Room



Kitchen



Kitchen

The front door is just beyond the charming cobblestone pavement, and leads into the small entrance porch, (which has a cupboard with built-in shelving to house the fuse box) and the living room. The room is deceptively spacious, with room under the stairs for storage. The living room certainly has the traditional cottage feel with wooden ceiling beams, and features a fireplace with stone surround. The sash window provides a view to the front of the property, and ensures that the living room is light and welcoming; with a deep windowsill and potential for a lovely window seat!

A door leads to the kitchen, currently fitted with wood-effect wall and base units and laminate worktops, and having part-tiled walls. A lovely sash window above the sink lets plenty of natural light stream into the little kitchen. There is space and plumbing for a washing machine, and room for appliances to be installed. There is room for a breakfast table in front of the glazed double doors; enjoy your morning coffee with the doors open, and a gentle breeze, with a view over the rear garden.

Upstairs, the first floor accommodation comprises two well-sized bedrooms and the bathroom. Bedroom one is a double room, with two windows having views over the front of the property. The room is characterful, with charming wood beams, and alcove space for a wardrobe or perhaps bookshelves. There is a built-in cupboard which currently houses the boiler, and provides additional storage space. Bedroom two is a smaller double room, and the sash window enjoys a view over the rear garden.

The bright three price bathroom includes a bathtub with Mira shower over, pedestal wash hand basin, and WC, and overlooks the rear garden. The bathroom is part-tiled, with laminate flooring, and features the same wooden beams as the rest of the cottage.

The rear garden is mostly laid to lawn, and is accessed from the kitchen; the glazed double doors opening up onto the patio at the top of the sloping garden.

### Accommodation (with approximate dimensions)

Living Room 16' 2" x 11' 2" (4.94m x 3.41m)

Kitchen 16' 1" x 8' 7" (4.92m x 2.62m)

### First Floor Landing

Bedroom One 13' 1" x 10' 10" (3.99m x 3.31m)

Bedroom Two 9' 3" x 8' 11" (2.83m x 2.73m)

### Bathroom

## Property Information

**Tenure** Freehold.

**NOTE** There is a local occupancy clause as follows - any buyer must have lived in the locality for a minimum period of three years ("locality" meaning Satterthwaite, and the adjoining parishes of Colton, Torver, Coniston, Hawkshead and Claife) OR must be employed in, about to be employed in, or last employed in the locality.

**Council Tax** Council Tax Band D - South Lakeland District Council.

**Services** The property is connected to mains electricity, water and drainage, and uses electric storage heating.

**Broadband** Superfast Broadband available - Openreach network.

**Mobile Services** Good service from EE, Vodafone and O2. Likely service from Three.

**Energy Performance Certificate** The full Energy Performance Certificate is available on our website and also at any of our offices.

**Directions** From Hawkshead, head South and follow signs for Grizedale and Newby Bridge. After a short distance, take the first right after the garage signposted Grizedale 2.5 miles. Follow this country lane as it winds up over the fell, widening out as it passes the Northern most point of the Grizedale Forest, continue past the forest Visitors Centre and into the small village of Satterthwaite. Following the road into the village, the property can be found on the right-hand side before you reach the church. There is a small parking area at the end of the terrace.

**What3Words** ///jaunts.announced.unravel

**Viewings** Strictly by appointment with Hackney & Leigh.

**Anti-Money Laundering Regulations (AML)** Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60.00 (inc. VAT) per individual or £50.00 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (incl. vat).



Bedroom One



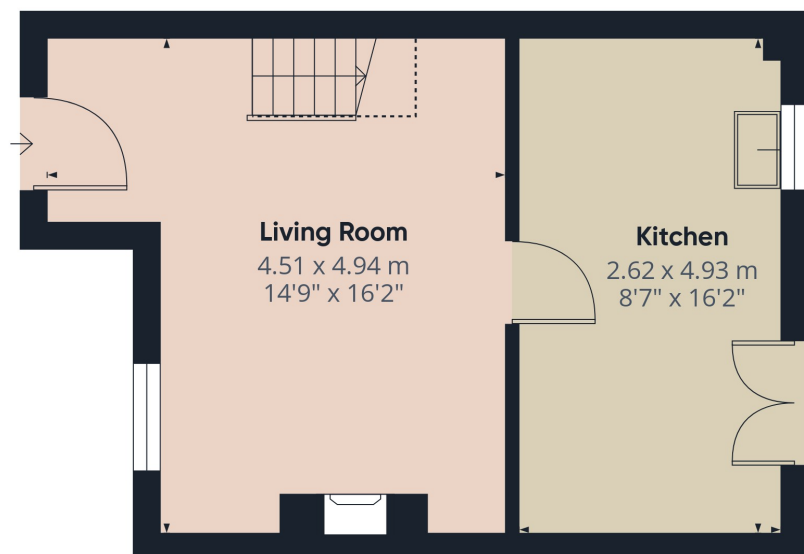
Bedroom Two



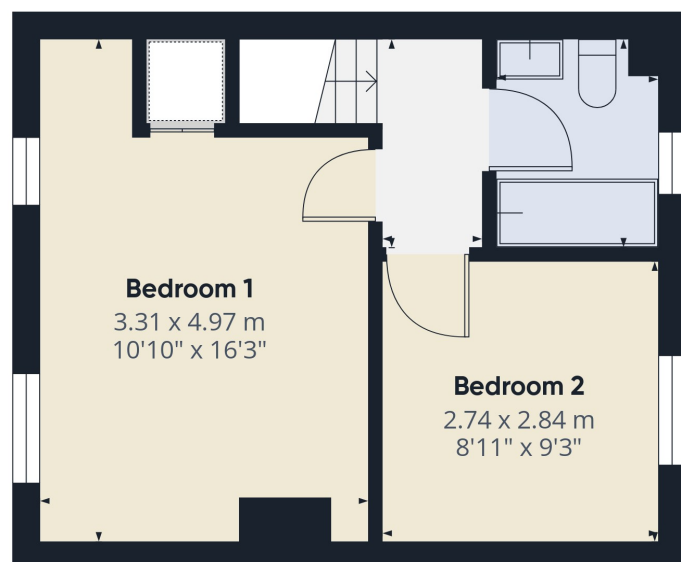
View from Bedroom Two



View from the garden



Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

58.6 m<sup>2</sup>  
630 ft<sup>2</sup>

**Reduced headroom**

1.2 m<sup>2</sup>  
13 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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