

CHAPEL STONE COTTAGE, FINSTHWAITE LANE, BACKBARROW, ULVERSTON, LA12 8PY

£320,000





FEATURES

- Stone Built Home
- Three Bedrooms
- Modern Shower Room
- Open Plan Lounge/Dining Room
- Good Sized Kitchen
- Downstairs WC
- Gardens Front & Rear
- Double Garage
- Sought After Village Location
- Local Occupancy Restriction Applies

1 | 1 | 3 | Double Garage, Off Road Parking

JH Homes

Local occupancy, beautifully presented stone built home that was created using the stone from the former Finsthwaite Lane Methodist Church. Having been in the same ownership since being built and is now offered for sale due to relocation closer to family, this comfortable well-appointed and presented home is perfect for a wide range of buyers. Comprising of porch, hall, WC, kitchen, lounge/diner, three bedrooms, modern shower room, attractive gardens to the front and rear and a double garage. Complete with electric storage heating, uPVC double glazing, modern kitchen and shower room this home really needs to be viewed. Backbarrow is a popular village with primary school and Doctors, and the house offers pleasant outlooks to the river woodland and the lakeside & Haverthwaite steam railway as well as being situated to the edge of the Lake District National Park with Newby Bridge a drive away.

Accessed along a flagged path leading to the open fronted shelter porch with an oak shaded PVC front door with double-glazed inserts opening to:

PORCH
6' 0" x 3' 11" (1.85m x 1.20m)
Tiling to floor, electric panel heater and coat hooks. Multi pane pattern glass door opens to the hall and a pine door to the WC.

WC
6' 0" x 2' 9" (1.83m x 0.84m)
Two piece suite comprising of WC and wash hand basin with tiled splash back. Electric panel heater, uPVC double glazed window with blind and extractor fan to wall.

HALL
Steps lead down to a lounge and further direct access to another set of stairs to the first floor. UPVC double glazed window to side and door to kitchen.

KITCHEN
10' 7" x 9' 2" (3.25m x 2.80m)
Fitted with a range of base, wall and drawer units with patterned work surface over incorporating stainless steel sink and drainer with mixer tap and tiled splash backs. Integrated low level oven and electric hob with cooker hood over and integrated fridge/freezer. Space and plumbing for washing machine and dishwasher. Extractor fan to wall, inset lights to ceiling and uPVC double glazed window to the front offering a lovely aspect over the front forecourt garden and beyond neighbouring properties towards woodland and the Lakeside Haverthwaite railway line.

LOUNGE/DINER
17' 0" x 15' 3" (5.19m x 4.67m)
Set of PVC double glazed French doors opening to the rear as well as two uPVC double glazed windows which offer a lovely aspect to the rear over the garden towards surrounding woodland beyond the neighbouring building. Central feature fireplace with pine fire surround, conglomerate tiled inset and hearth housing an electric fire, two electric storage heaters, two ceiling and two wall light points. Pine door to a small storage cupboard under the stairs.

FIRST FLOOR LANDING
UPVC double glazed window, loft access, lower landing with doors to two bedrooms and upper landing with access to a further bedroom, shower room and airing cupboard. The airing cupboard houses a factory insulated hot water storage tank with immersion heater on a timer and ample shelved airing space.

BEDROOM
13' 5" x 9' 4" (4.09m x 2.84m)
Double room with a comprehensive range of fitted bedroom furniture, comprising of multiple wardrobes with one mirror front door, bedside units and dresser unit. UPVC double glazed window to the rear that offers are beautiful aspect towards the river and woodland beyond.

BEDROOM
10' 9" x 9' 2" (3.29m x 2.81m)
Further excellent double room to the front of the property with uPVC double glazed window offering a lovely aspect beyond neighbouring properties towards the Lakeland and Haverthwaite Steam Railway line and Woodland beyond. Built-in double wardrobe and electric storage heater.

SHOWER ROOM

7' 1" x 6' 2" (2.17m x 1.88m)

Modern three-piece suite in white comprising of glazed walk-in shower cubicle with fixed rain head shower and flexi-spray with modern panelling to the splash backs, wash hand basin and WC with concealed cistern set to vanity unit with cupboards and drawers. Inset lights to ceiling, extractor fan, full tiling to walls and floor, wall hung ladder style towel radiator and uPVC double glazed pattern glass window with blind.

BEDROOM

9' 11" x 7' 4" (3.02m x 2.24m)

UPVC double glazed window to rear again offering a lovely aspect towards the river and woodland beyond and electric storage heater.

EXTERIOR

To the front of the property is a flagged path leading down to the front door with attractive border to the side, low stone retaining wall to the other side and a slight shingle front garden space with a young maple tree.

To the rear accessed by way of the French doors is an enclosed garden with upper flagged patio with rockery border beyond and to the side steps down to a lower garden area with further seating areas and ornamental pond. A gate to the rear accesses the garage.

DOUBLE GARAGE

16' 6" x 16' 0" (5.04m x 4.88m)

Electric remote controlled up and over door, personal door to side, electric light and power.

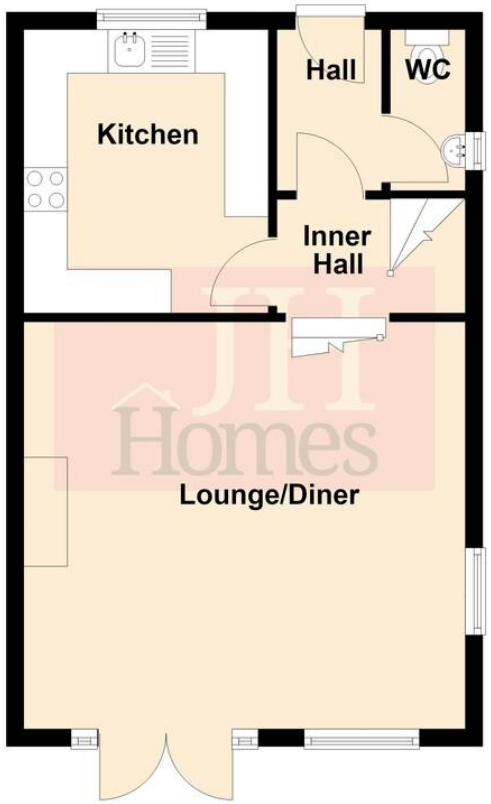




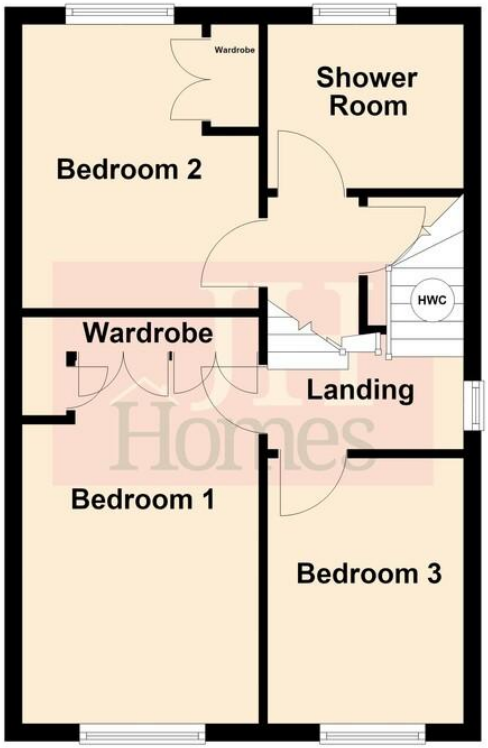




Ground Floor
Approx. 40.6 sq. metres (437.3 sq. feet)



First Floor
Approx. 40.6 sq. metres (437.3 sq. feet)

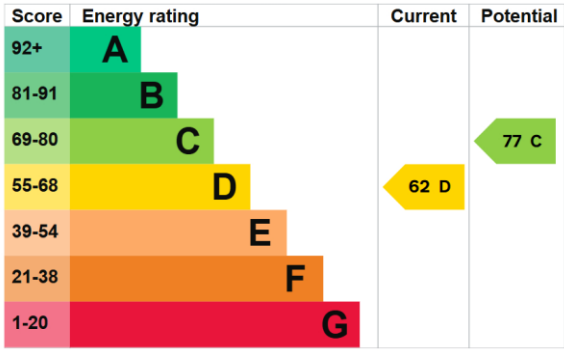


Total area: approx. 81.2 sq. metres (874.5 sq. feet)

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01229 445004
contact@jhhomes.net
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GENERAL INFORMATION
TENURE: Freehold
COUNCIL TAX: D
LOCAL AUTHORITY: Westmorland and Furness Council
SERVICES: Mains services include electric, water and drainage
PLEASE NOTE: The property is subject to a local occupancy clause. Please ask the office for further information.

DIRECTIONS:
Enter Backbarrow form the A590 from the Ulverston direction and turn just after the Lakeside and Haverthwaite Steam Railway. Follow through the village with the Primary School on the right. Keep on this road and just as you reach the bridge turn left onto Finsthaite Lane, then follow the road and you will reach Chapel Stone Cottages on your right with the property being the last in the row. The property can also be found by using the following ''What Three Words'' https://w3w.co/mixing.bracelet.glosses



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.