



## Winberry Cottage, Finsthwaite

Offers Over £325,000



Your Local Estate Agents **Thomson Hayton Winkley**



## Winberry Cottage

Finsthwaite, Ulverston

Situated in the LAKE DISTRICT NATIONAL PARK, A charming, renovated cottage with lovely views open countryside situated the hamlet of Finsthwaite close to Lakeside within the Lake District National Park. The cottage is conveniently placed for The Lakeside Hotel & Spa, The Swan Hotel and Fell Foot Park and is within easy reach of Bowness, Windermere, Grange-over-Sands, Ulverston and the market town of Kendal. The location gives great access to many beautiful walks around the local countryside and very close to High Dam Tarn and a stone's throw from the new West Windermere Way.

The well presented accommodation briefly comprises a sitting room, kitchen and bathroom to the ground floor with the first floor offering two bedrooms one with a cloakroom. The property benefits from underfloor heating down stairs and double glazing.

Outside offers a patio seating area.

Council Tax band: C

Tenure: Freehold

## GROUND FLOOR

### ENTRANCE HALL

5' 1" x 4' 8" (1.55m x 1.43m)

Both max. Double glazed door, double glazed window, underfloor heating.

### KITCHEN

14' 4" x 7' 10" (4.36m x 2.38m)

Both max. Double glazed window, double glazed Velux window, good range of base and wall units, sink, integrated oven, induction hob, extractor/filter over, plumbing for washer dryer, integrated fridge freezer, tiled splashback, recessed spotlights, under flooring heating.

### SITTING ROOM

13' 11" x 10' 2" (4.25m x 3.10m)

Both max. Double glazed bifold doors, double glazed window, wood burning stove, electric radiator, Oak doors, recessed spotlights, underfloor heating.

### BATHROOM

8' 11" x 5' 5" (2.72m x 1.64m)

Both max. Double glazed window, heated towel radiator, three piece suite comprises W.C. wash hand basin to vanity, fully panelled shower cubicle with electric shower over, fully tiled walls, extractor fan, recessed spotlights, tiled flooring, underfloor heating.

## FIRST FLOOR

### LANDING

4' 2" x 3' 4" (1.28m x 1.02m)

Both max. Recessed spotlights.

### BEDROOM

14' 0" x 9' 7" (4.26m x 2.93m)

Both max. Two double glazed windows, electric radiator, loft access, recessed spotlights.

### CLOAKROOM

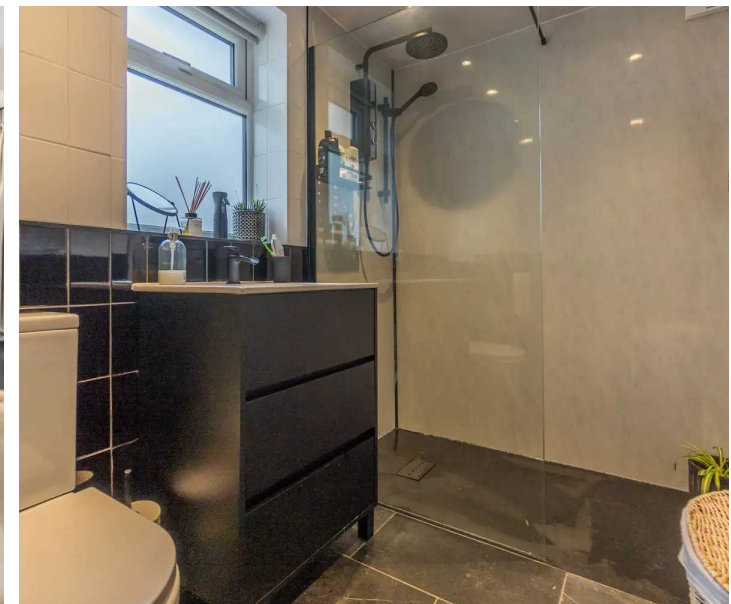
4' 6" x 3' 1" (1.38m x 0.94m)

Both max. W.C wash hand basin, partial tiling to walls, extractor fan, recessed spotlights, tiled flooring.

### BEDROOM

10' 3" x 9' 3" (3.13m x 2.82m)

Both max. Double glazed window, electric radiator, recessed spotlights.





## GARDEN

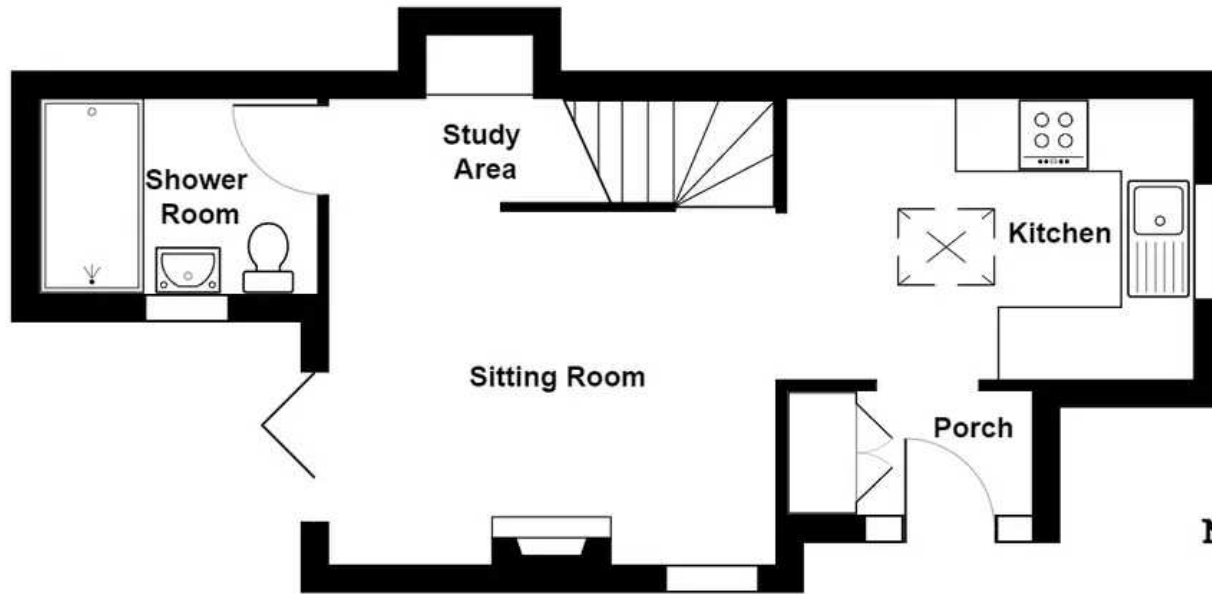
A patio seating area is located to the side of the property and an outhouse is also included with ample storage.



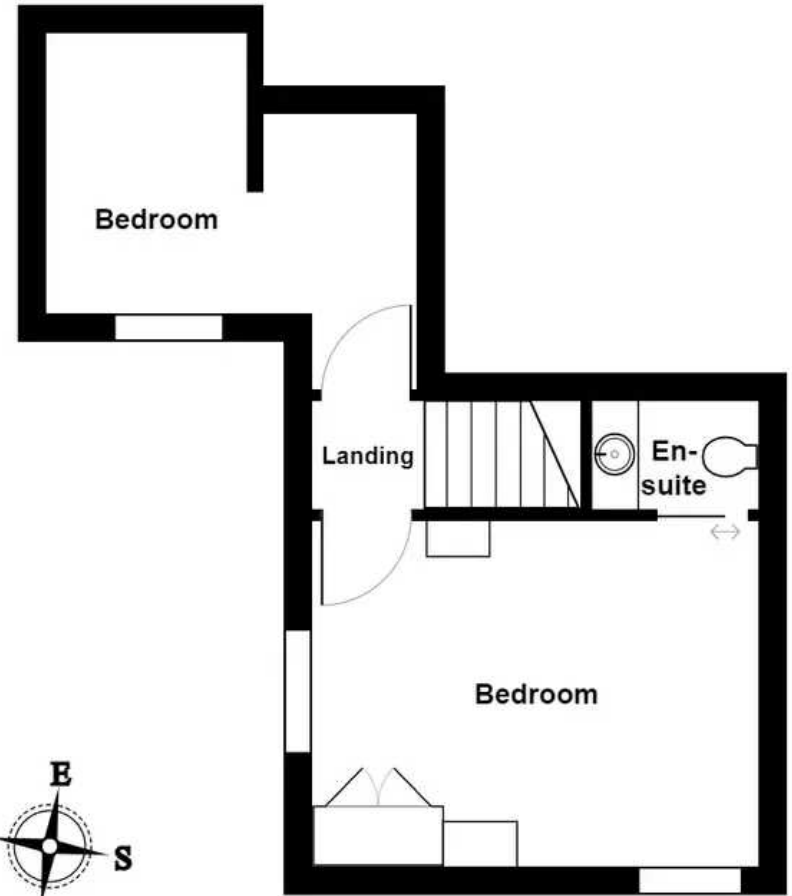
Winberry Cottage, Finsthwaite, Ulverston

Total Area: 51.4 m<sup>2</sup> ... 554 ft<sup>2</sup>

For illustrative purposes only - not to scale. The position and size of features are approximate only.  
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Ground Floor



First Floor



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