



Swangs Cottage, Lowick Green  
£375,000 Freehold



## Swangs Cottage

Lowick Green

A well proportioned historic 17th-century Lakeland farmhouse which is located in Lowick Green which is near Coniston in the Lake District National Park. Lowick Green is a traditional village surrounded by farmland, farmed by local families throughout the ages, also with great access to the rest of the Lake District and local transport services with easy access to road link for the M6 motorway. It has been sympathetically renovated and furnished to the highest standards. The property is full of original features, cosy and comfortable. It has the added advantage of stunning views over the Coniston Old Man range of mountains and the Crake Valley.

The accommodation briefly comprises a sitting room with original oak beams, dining room and kitchen to the ground floor. The first floor offers two bedrooms and a bathroom. The property benefits from double glazed to most part and stunning views.

Outside offers an enclosed sun trap garden to the rear with a gravelled path and seating area with a summer house. To the front of the property is another gravelled seating area looking out towards the Coniston Old Man mountain range. Driveway parking for two vehicles.

## GROUND FLOOR

### SITTING ROOM

17' 11" x 11' 11" (5.47m x 3.62m)

Both max. Single glazed door, single glazed window, storage heater, multi fuel stove to stone fireplace, timber beams.

### DINING ROOM

16' 4" x 8' 11" (4.99m x 2.73m)

Both max. Single glazed window, storage heater, electric fire, plumbing for washer dryer, built in cupboard, tiled flooring.

### KITCHEN

12' 6" x 6' 7" (3.82m x 2m)

Both max. Single glazed door, double glazed windows, storage heater, good range of base and wall units, stainless steel sink, integrated oven, electric hob with extractor/filter over, integrated dishwasher, integrated fridge freezer, tiled splashback, tiled flooring.

## FIRST FLOOR

### BEDROOM

13' 1" x 8' 11" (3.99m x 2.72m)

Both max. Single glazed window, built in cupboards.

### BEDROOM

11' 7" x 9' 8" (3.52m x 2.94m)

Both max. Single glazed window, storage heater, loft access, built in cupboard housing hot water boiler.

### BATHROOM

8' 1" x 5' 12" (2.46m x 1.82m)

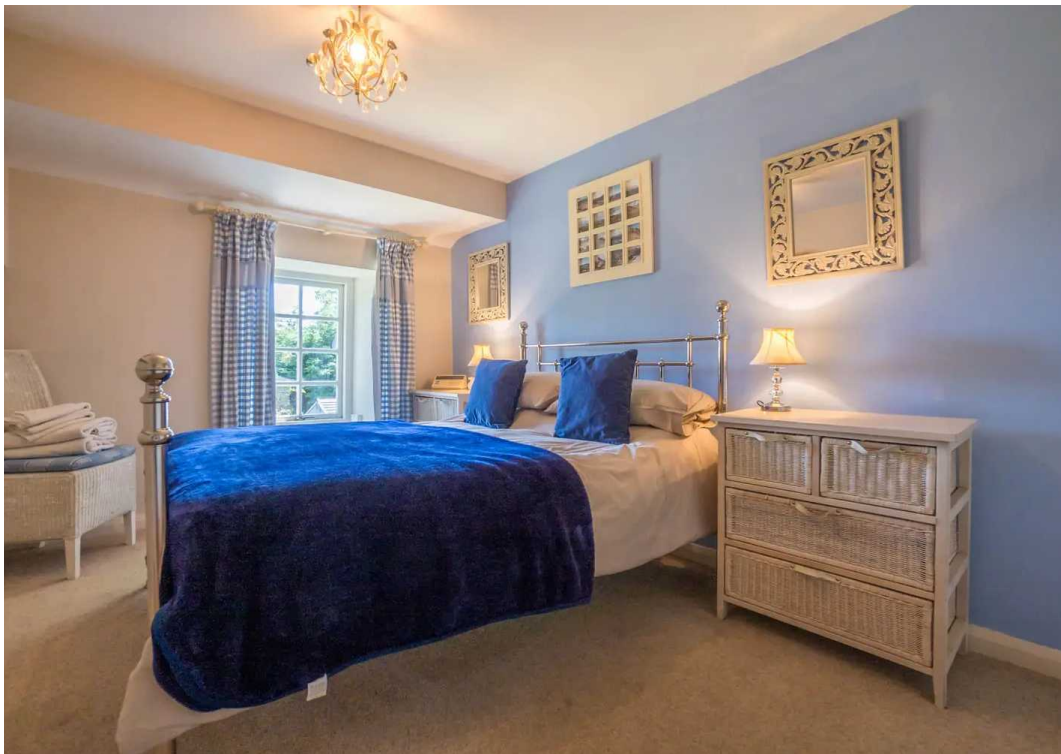
Both max. double glazed window, heated towel radiator, three piece suite comprises W.C. wash hand basin and bath with electric shower over, partial tiling to walls, tiled flooring.

### LANDING

6' 12" x 6' 5" (2.13m x 1.96m)

Both max. Double glazed window, storage heater.





## OUTSIDE

Beautiful gardens to the front and rear of the property. The rear garden is enclosed with a gravel path with lawns on either side and a summer house. At the front is a gravelled seating area.

## OFF ROAD

Driveway parking for two vehicles.

## EPC RATING E

## SERVICES

Mains electric, mains water, septic tank shared.

## TENURE:FREEHOLD

## DIRECTIONS

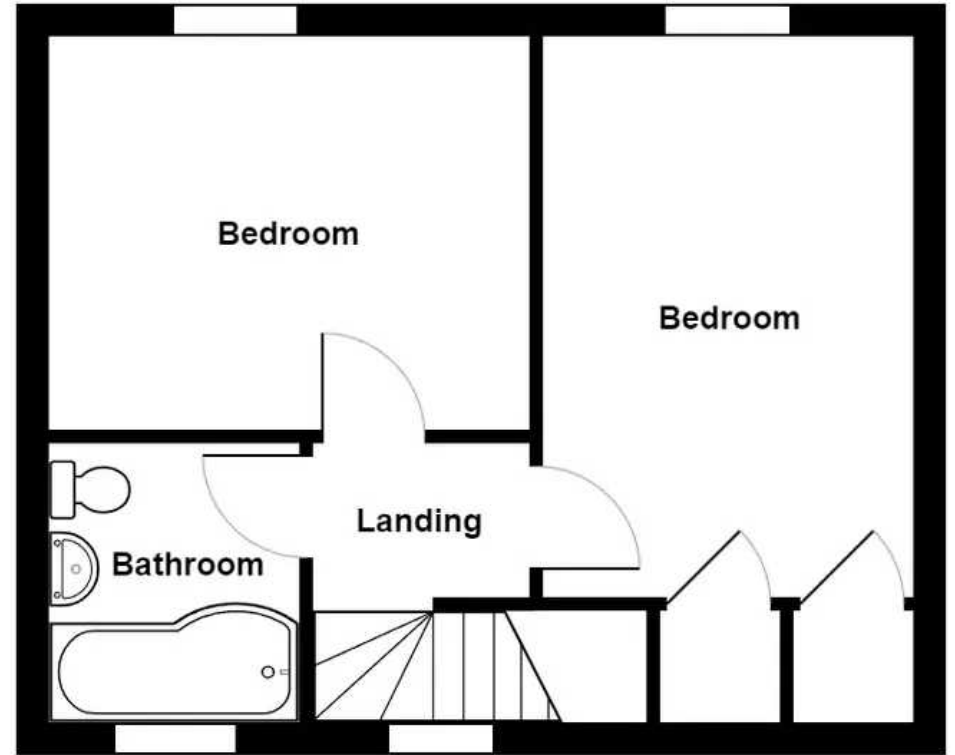
Follow the A590 and take the second exit onto the A5092, follow the road and take the left before the Y junction onto a private lane where Swangs cottage is located on the left hand side.

**WHAT3WORDS:**painters.exams.leaky





**Ground Floor**



**First Floor**

Swangs Cottage, Lowick Green, Ulverston

Total Area: 71.5 m<sup>2</sup> ... 769 ft<sup>2</sup>

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

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