



Ivy Cottage, Wall End | Kirkby-in-Furness | Cumbria | LA17 7UJ

- Stunning Family Home
- Sought After Location In Wall End, Kirkby
- Completely Renovated By The Current Vendor
- Hall, Utility Room, Stunning Lounge/Diner
- Farmhouse Style Fitted Kitchen/Diner With Appliances
- 3 Good Size Bedrooms
- Stunning 4-Piece Bathroom Suite

Offers In Region Of £399,950

- CH, Feature DG, With Ornate Handles
- Split Level Rear Garden With Lawned Area/Store
- Council Tax Band D



Property Description

We are delighted to bring to the market this stunning completely renovated terrace cottage, in the small hamlet of Wall End, Kirkby in Furness, close to the Duddon Estuary and local beaches, country walks and easy access to the Lakes. The property has been renovated from top to bottom by the vendor with quality fixture and fittings and tastefully decorated throughout.

The property comprises of a stunning spacious hallway with a beautiful glass and oak staircase, doors leading to a utility room, full length lounge/diner with multi-fuel wood burner style fire with feature fireplace, double doors to the farmhouse style fitted kitchen/diner with built-in appliances. To the first floor the property has three good size bedrooms, stunning family bathroom with 4-piece suite, including free standing bathtub with underfloor heating.

The property benefits from central heating, feature double glazed windows with ornate handles, conservatory leading to the split level rear garden with paved seating area and pleasant lawned area with county side views. The property offers excellent countryside living and would suit a variety of buyers as a residential home, or possible second home for a holiday let or Airbnb, given its close proximity to the Lakes. The property is being sold with vacant possession.

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

<https://what3words.com/nightcap.defining.haggis> - Ivy Cottage is in the small hamlet of Wall End, Kirkby, just off the main road, A595

FRONTAGE

Easy maintenance front forecourt garden area with seating/stone chipped area, porch entrance with tiled flooring, wood panel ceiling with spotlights and double glazed composite door to

ENTRANCE HALL

LVT flooring, stunning oak/glass staircase to the first floor, ceiling spotlights and doors to

LOUNGE

23' 10" x 11' 6" (7.28m x 3.52m) Double glazed feature windows with ornate handles, spotlight ceiling, open fireplace with multi-fuel style fire and hearth and double doors to the kitchen/diner

KITCHEN/DINER

Double glazed feature windows with ornate handles, feature full length radiator, fitted two-tone coloured kitchen with wall, base, drawer units with granite worktops to compliment, inset 1 1/2 bowl sink with mixer tap, integrated double oven, 4-ring hob with built-in extractor, fridge/freezer, dishwasher, display glass units, LVT flooring and ceiling spotlights

CONSERVATORY

6' 0" x 10' 0" (1.84m x 3.07m) Double glazed windows, double glazed door and tiled flooring

UTILITY ROOM

3' 8" x 12' 10" (1.12m x 3.92m) LVT flooring, ceiling spotlights, handwash basin with mixer tap and spray jet, storage cupboard (housing the boiler) and plumbing for a washer

LANDING

Double glazed feature window with ornate handle, oak balustrade with glass, ceiling spotlights, storage cupboard, access to the loft with pull-down ladder and doors to

BEDROOM 1

13' 0" x 13' 0" (3.97m x 3.97m) Double glazed feature window with ornate handles, ceiling spotlights and ornate radiator

L-SHAPED BEDROOM 2

11' 2" x 13' 3" (3.42m x 4.05m) Double glazed feature windows with ornate handles, ornate radiator and ceiling spotlights

BEDROOM 3

11' 2" x 10' 7" (3.41m x 3.24m) Double glazed feature windows with ornate handles, ornate radiator and ceiling spotlights

BATHROOM

Double glazed frosted ornate window with ornate handle, fitted 4-piece suite with low level WC, hand wash basin with waterfall style mixer tap/vanity unit, freestanding double ended bathtub with waterfall style mixer tap, shower cubicle with double headed shower, tiled splash, part panelled walls, ceiling spotlights and underfloor heating with feature patterned tiles

GARDEN

Rear enclosed split level garden with paved seating area with pleasant views, raised plants/shrubs, rockery style borders, access around the property, water tap, side access to the front, raised enclosed lawned area with large store/workshop and paved seating area with countryside views

AGENCY NOTE

In order to be able to purchase a property in the UK, all agents have a legal requirement to conduct identity checks on all customers involved in the transaction to fulfil their obligations under anti money laundering regulations. Ross Estate Agencies outsource this check to a third party and an additional charge to purchasers will apply. Please contact the office for more details.

Anti-Money Laundering checks cost - £25.00 + VAT ** This is non refundable once the AML check has been carried out **







Tenure

Freehold

Council Tax Band

D

Viewing Arrangements

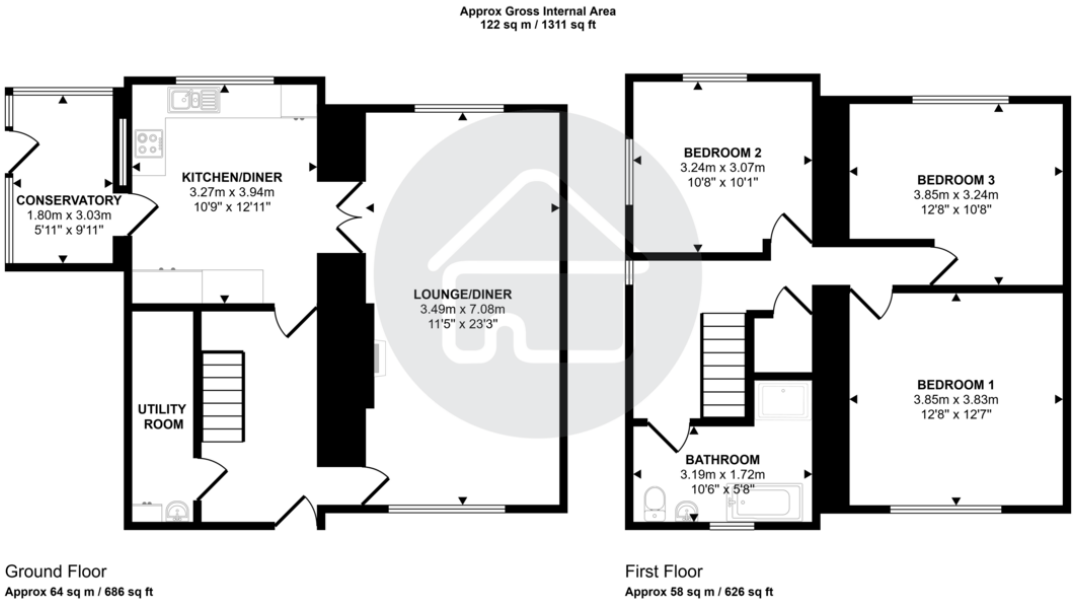
Strictly by appointment

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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