



1 Plum Green, Finsthwaite  
£249,950



## 1 Plum Green

Finsthwaite, Ulverston

Set within the peaceful and highly desirable village of Finsthwaite, this charming period cottage dates back to 1800s and offers a rare opportunity to acquire a home steeped in local history. Surrounded by beautiful countryside and positioned close to scenic walks including High Dam, the village itself is a hidden gem within the Lake District National Park. With a strong sense of community, a traditional village feel, and easy access to nearby Newby Bridge and Ulverston, it offers the perfect balance of rural tranquillity and convenience.

The ground floor offers a traditional layout with a kitchen space ready for modernisation, providing a blank canvas for buyers to create something truly their own. There is a cosy lounge centred around a wood burning stove. A ground floor bathroom is fitted with a bath and wash basin. Upstairs, the property features two well proportioned double bedrooms, both enjoying a pleasant outlook over the surrounding area.

Externally, the property benefits from a detached garden located a short distance from the cottage, offering a lovely space to enjoy the peaceful surroundings. There is also a useful store room currently used for a wood store. A public footpath runs nearby, giving direct access to the surrounding countryside and making this an ideal spot for those who enjoy walking and the outdoors. Finsthwaite is on the West Windermere Way, near the Stott Park Bobbin Mill, Lakeside as well as Hawkshead, Newby Bridge and Ulverston. Overall, this is a fantastic opportunity to acquire a no chain, characterful home in a truly special village setting, with huge potential to enhance and add value.

- Characterful period cottage dating back to 1800s, rich in history and offering fantastic potential
- Traditional kitchen space ready for modernisation, ideal for creating a bespoke layout
- Cosy lounge with wood burning stove, adding warmth and charm
- Two well proportioned double bedrooms to the first floor
- Ground floor bathroom fitted with bath and wash basin
- Detached garden space set away from the property with lovely views
- Separate store room offering excellent storage
- No upper chain
- Finsthwaite is on the West Windermere way, near the Stott Park Bobbin Mill, Lakeside as well as Hawkshead, Newby Bridge and Ulverston
- Surrounded by countryside walks including High Dam and within easy reach of the inner Lake District

#### SERVICES

Mains water and electric, storage heaters, water treatment plant

#### EPC RATING F

**COUNCIL TAX BAND** currently Band C

**TENURE: FREEHOLD**

#### IDENTIFICATION CHECKS

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.





#### **ENTRY**

5' 0" x 4' 6" (1.52m x 1.37m)

#### **LIVING ROOM**

16' 11" x 10' 1" (5.15m x 3.07m)

#### **KITCHEN**

9' 11" x 6' 6" (3.03m x 1.99m)

#### **HALLWAY**

7' 0" x 2' 4" (2.13m x 0.71m)

#### **CUPBOARD**

6' 10" x 2' 6" (2.08m x 0.76m)

#### **BATHROOM**

7' 3" x 6' 11" (2.20m x 2.10m)

#### **BEDROOM**

14' 6" x 10' 8" (4.42m x 3.26m)

#### **BEDROOM**

11' 1" x 8' 11" (3.39m x 2.71m)

#### **STORE ROOM**

15' 5" x 7' 2" (4.70m x 2.18m)

#### **DIRECTIONS**

Leave the A590 at Newby Bridge (signed for Hawkshead and Lakeside), proceed over the bridge towards the Swan Hotel, take the first turn on the left and follow this road along by the river and over the railway bridge. Turn right at the junction signposted Finsthwaite/Graythwaite and continue into the village where 1 Plum Green will be on your right. What3words/// tile.pans.umbrellas









# THW Estate Agents

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