



Penny Bridge

£440,000

Threeways, Penny Bridge, Nr Ulverston, Cumbria, LA12 7RQ

Threeways is a chain free, spacious and sunny Detached House built in 1967 and owned by the same family ever since! Occupying a prominent position within the pretty village of Penny Bridge which is just on the outskirts (but within easy reach of) The Lake District National Park. This lovely property is set on an exceptionally large plot having, more recently, purchased part of the field behind to make additional Garden - excellent to tire even the most adventurous of children! The rooms are well proportioned and sunny with pleasing views from each and every window.

The layout is versatile with a Bedroom on the Ground Floor. Bedroom 2 has a flexible, adjoining room which is currently used as a Nursery but could of course become a luxurious walk in wardrobe or En-suite Bathroom depending on your preference.

A super, Detached, family home that will not disappoint upon a viewing.

Quick Overview

Detached House with 3 Double Bedrooms
 Delightful views all around
 Spacious, sunny rooms
 Exceptionally generous outdoor space
 On the outskirts of the LDNP
 Friendly, sought after Village location
 Charming Village Pub & Primary School closeby
 Garage and Parking
 No upper chain
 Superfast Broadband



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Superfast
Broadband



Garage and
Parking

Property Reference: G3069



Hallway



Lounge/Dining Room



Dining Area



Front Garden

4 external steps lead up to the Covered Porch and door into the spacious Hallway with stairs to the First Floor, window to the rear, large under stairs cupboard and doors to Ground Floor rooms. Bedroom 3, which is a double Bedroom with rear aspect is situated on this floor making it a versatile room suitable for other purposes if required. The Lounge/Dining Room is a spacious, sun-drenched, 'L' shaped room with windows to the front and side and glazed patio doors to the rear. The views to the front over the village towards Bigland are very pleasing. Living flame gas fire with slate surround and attractive, original parquet flooring to the Dining area. The Kitchen has a pleasing front aspect and door to Porch. Furnished with a range of cream wall and base cabinets with space for under counter fridge, freezer and washing machine. Stainless steel sink, ceramic hob and 'NEFF' electric oven. Cupboard housing the gas central heating boiler.

From the Entrance the stairs lead to the First Floor Landing. The Family Bathroom is large with a 4 piece white suite comprising WC, pedestal wash hand basin, bath and shower enclosure. Complementary part tiled walls and chrome ladder radiator. Bedroom 1 is full depth so very spacious indeed with triple aspect and pleasant outlook front and rear. Currently easily accommodating 3 single beds! Bedroom 2 is a generous double with lovely front aspect and door to the 'Nursery'. This useful room is excellent as a Nursery but could become a luxurious walk-in wardrobe, dressing room or perhaps an en-suite - whatever you choose!

Outside the Gardens are impressive in size alone! The Front Garden has a good area of lawn enclosed by mature hedge. The Rear has several different 'parts' - usefully separately and enclosed - super for pets and children! With direct access from the Lounge is a paved Patio and lawn. This area is gated to the side, open to the larger Garden and has a Greenhouse. Through the hedged 'archway' is the largest sloping lawn ideal for energetic children, pets and those green fingered gardeners who wish to add their own special touch! There is a large metal store which could be replaced if required with a super modern outdoor office! The footprint is already there. Detached Garage and Parking for several vehicles on the tarmac driveway. See for yourself and book a viewing!

Location Penny Bridge is a pretty hamlet within the Lake District National Park on the edge of the village of Greenodd which boasts amenities such as Village Store, Post Office, Bakery, Public House, Fish & Chip Shop, Primary School and Church. A little further is the market town of Ulverston and there is easy access to the delights and attractions of the inner Lake District.

To reach the property from the A590 at Greenodd, turn onto the A592. Take the left turn into Penny Bridge and follow up the hill passing the Britannia Inn Public House. Threeways can be found on the right hand side, just opposite the left



Lounge/Dining Room



Kitchen



Bedroom 3



Nursery/Dressing Room



Bedroom 2



Bathroom

turn to Mount Pleasant Road.

What3words - <https://what3words.com/taken.troll.farmer>

Accommodation (with approximate measurements)

Covered Porch

Hallway

Bedroom 3 10' 0" x 8' 0" (3.05m x 2.44m)

Lounge/Dining Room 19' 11" max x 18' 6" max (6.07m max x 5.64m max)

Kitchen 13' 9" x 8' 2" (4.19m x 2.49m)

First Floor:

Bathroom

Bedroom 1 18' 1" x 11' 2" (5.51m x 3.4m)

Bedroom 2 10' 7" x 9' 1" (3.23m x 2.77m)

Dressing Room/Nursery/En-Suite 10' 2" x 10' 0" (3.1m x 3.05m) some limited head height

Garage 16' 4" x 9' 10" (5m x 3m) approx

Metal Shed 19' 2" x 5' 11" (5.85m x 1.82m) external measurements

Services: Mains electricity, gas, water and drainage. Gas central heating to radiators.

Tenure: Freehold. Vacant possession upon completion. No upper chain.

Council Tax: Band E. Westmorland and Furness Council.

Material Information: To the top of the garden is a small Electricity substation mainly screened by hedging. Right of access for ENWL although we are advised by the Vendors that the majority of works are now carried out remotely.

Garage roof may be asbestos and we would recommend that buyers ascertain this for themselves. Single glazed timber window in Nursery.

Viewings: Strictly by appointment with Hackney & Leigh.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

Rental Potential: If you were to purchase this property for residential lettings we estimate it has the potential to achieve between £950 – £1050 per calendar month. For further information and our terms and conditions please contact the Office.

Anti-Money Laundering Regulations (AML): Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering



Bedroom 1



View from Top Garden



Rear Garden



Garage & Driveway/Garden



Views to the front

Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **015395 32301** or request online.



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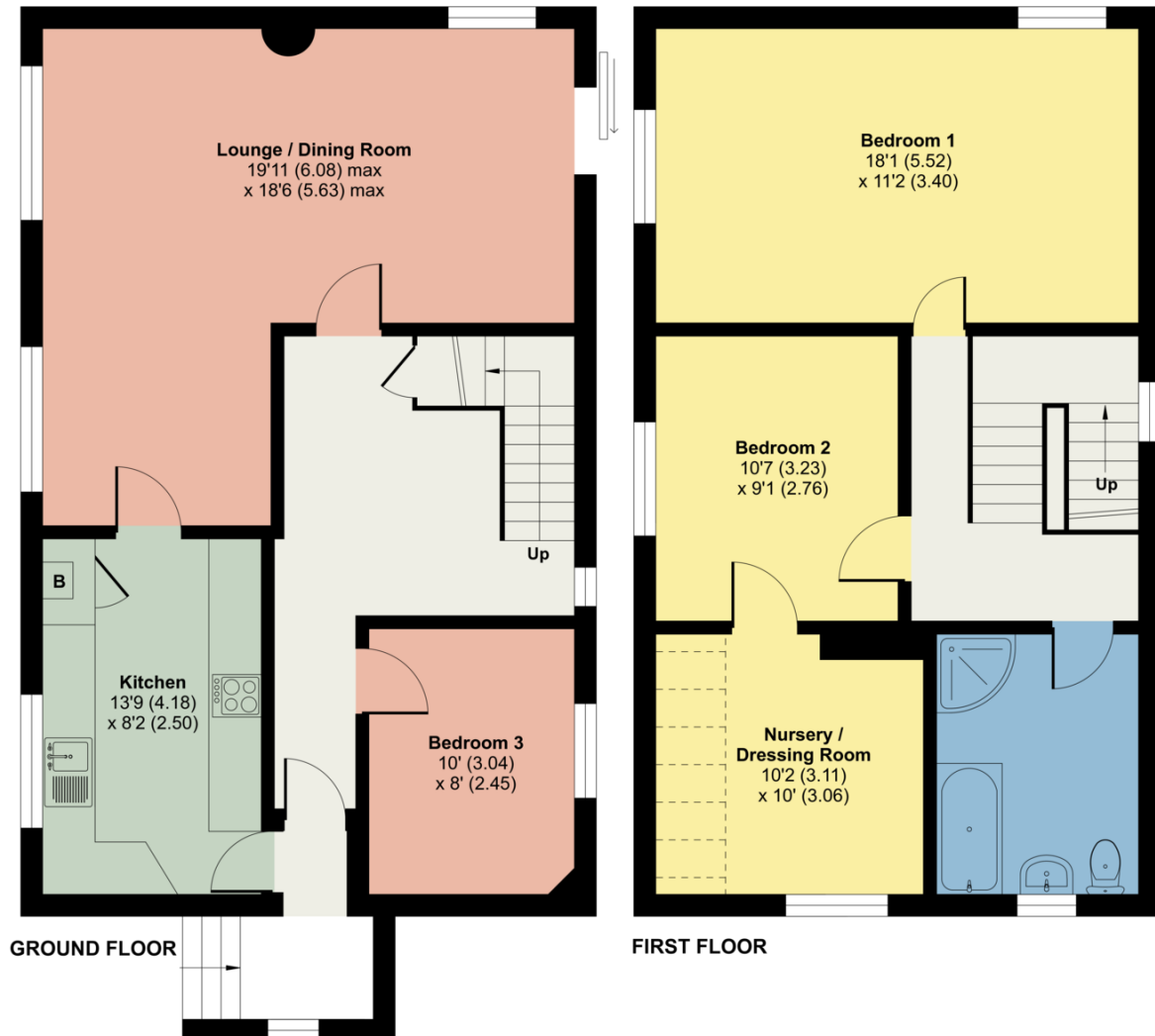
Three Ways, Penny Bridge, Ulverston, LA12

Approximate Area = 1238 sq ft / 115 sq m (includes restricted head height)

For identification only - Not to scale



Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1276508

A thought from the owners - "A fine, well built, detached house on an enviable plot with extensive grounds and fantastic views".

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