



## Penny Bridge

£249,995

The Cottage, Penny Bridge, Nr Ulverston, Cumbria, LA12 7RJ

This charming period stone and slate Cottage, which is situated just outside the LDNP, has an extensive, beautifully maintained Garden and Orchard to the rear. The character accommodation is over 3 floors and comprises Living Room, Dining Kitchen, Separate Ground Floor Utility Room with WC off, 2 Double Bedrooms and Bathroom. No Upper Chain. Viewing strongly recommended.

**Anti-Money Laundering Regulations:** 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 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).

### Quick Overview

Mid-Terraced Cottage - 2 Double Bedrooms  
 1 Reception - 1 Bathroom  
 Village centre location  
 Just outside the Lake District National Park  
 Versatile Ground Floor room to the rear with  
 WC  
 Gas central heating  
 Wonderful, extensive, well kept, Garden and  
 Orchard  
 On street parking  
 No upper chain  
 Superfast Broadband speed 80mbps available\*



2



1



1



E



Superfast  
Fibre  
Broadband



On Street  
Parking

Property Reference: W6119



Living Room



Dining Kitchen



Utility Room



Bedroom 1

**Description** The Cottage is a delightful property having some lovely original features and a cosy, welcoming and relaxing feeling throughout with extensive, wonderfully maintained Garden and Orchard to the rear. The property occupies a convenient location in the village centre with easy access to the local Junior School and the Public House 'The Britannia'. It is ideal for the smaller family or First Time Buyer or of course as a second home or investment property.

The attractive red uPVC front door opens directly into the Living Room with deep set front uPVC window and window seat. Cosy open fireplace, brick surround and slated hearth. Picture and dado rails. The Dining Kitchen has space for a small table and chairs and is furnished with a range of wall and base cabinets with inset stainless steel sink unit. Built-in electric oven and hob. Space for under-counter fridge and slimline dishwasher. Wonderful, original range cooker (not in use) but a real feature! Deep set internal window with window seat. From here the stairs lead to the First Floor.

A wooden glazed door leads outside from the Kitchen to the covered access to the Utility Room with downstairs separate WC. With a feature partly exposed stone wall, the 2 Velux and 2 uPVC windows make this additional versatile space both light and airy; currently utilised as a Utility Room this room could be used for other purposes too - perhaps an Office for the Home Worker.

Off the Landing at the top of the stairs is Bedroom 1 a well proportioned Double Bedroom with charming original cast iron fire surround (not in use) and a window seat to the deep set front facing uPVC window. The Bathroom is spacious and fitted with a 3 piece white suite comprising WC, wash hand basin and bath with electric shower over. Exposed beams and an Airing cupboard which houses the wall mounted gas central heating boiler.

From the First Floor Landing, stairs lead up to the Second Floor. Bedroom 2 which is also generous, though with some reduced head height towards the eaves. Exposed beams, eaves storage and roof window with views towards the rear garden.

In addition to the small forecourt Garden at the front of the property, a huge benefit of this lovely property are the incredible rear Grounds, accessed along a short, narrow, grassy path to the gate which opens into the magnificent Garden and Orchard which are not overlooked and enjoy lots of privacy. Wow! What a sublime space - beautifully manicured, tiered with good areas of lawn and a variety of colourful shrubs and fruit bushes - raspberries, blackcurrants and blackberries. Gated access leads in to an 'Orchard' with a selection of cherry and apple trees which backs on to open countryside. Towards the top of the Orchard, fine Lakeland views including 'Coniston Old Man' can be found! These Grounds really do have to be seen to be fully appreciated, they are a real credit to the vendors.

**Location** Penny Bridge is a pretty hamlet (with Pub) on the very

fringe of the Lak District National Park on the edge of the village of Greenodd. Greenodd boasts amenities such as Bakery, Public House, Fish & Chip Shop, Ice Cream Parlour, Primary School and Church. A little further is the market town of Ulverston and its variety of individual shops, Booths supermarket and Aldi. There is also easy access to the delights and attractions of the inner Lake District. Penny Bridge is an excellent base from which to explore the Lake District without being right in the centre of the busier towns. There is walking and cycling from the doorstep.

To reach the property from the A590 at Greenodd, turn onto the A5092 in the direction of Coniston. Follow the road and take the second left. Proceed up the hill and turn left at the 'T' junction, opposite the Britannia Public House. The Cottage is shortly on the right hand side.

#### Accommodation (with approximate measurements)

**Living Room** 12' 8" x 10' 9" (3.86m x 3.28m)

**Dining Kitchen** 12' 5" x 10' 8" (3.78m x 3.25m)

**Utility Room with separate WC** 9' 1" x 8' 0" (2.77m x 2.44m)

**Bedroom 1** 13' 2" x 9' 6" (4.01m x 2.9m)

#### Bathroom

**Bedroom 2** 20' 4" max x 10' 7" max (6.2m x 3.23m)

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

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

\*Checked on <https://checker.ofcom.uk/> 21.6.24 not verified

**Note:** There is a historic shared rear access with the adjoining premises but which has not been used for decades.

**Council Tax:** Band B. Westmorland and Furness Council.

**Viewings:** Strictly by appointment with Hackney & Leigh Windermere Office.

#### What3words:

<https://what3words.com/committee.ironic.riverbed>

**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 £750 – £775 per calendar month. For further information and our terms and conditions please contact our Grange Office.



Bedroom 2



Bathroom



Orchard



Garden

# Penny Bridge, Ulverston, LA12

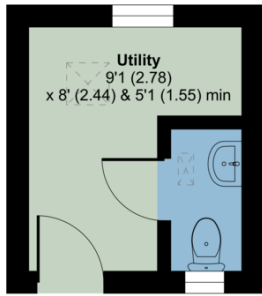
Approximate Area = 647 sq ft / 60.1 sq m

Limited Use Area(s) = 107 sq ft / 9.9 sq m

Outbuilding = 73 sq ft / 6.7 sq m

Total = 827 sq ft / 76.7 sq m

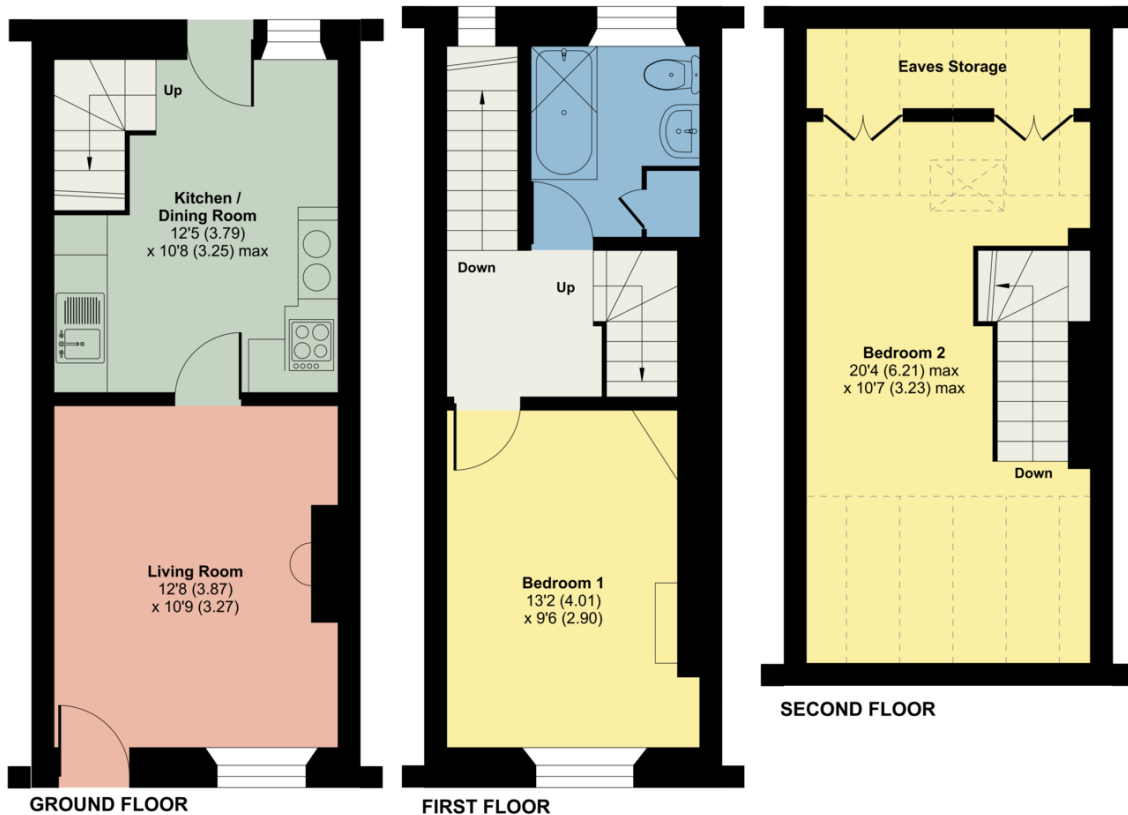
For identification only - Not to scale



OUTBUILDING



Denotes restricted head height



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Produced for Hackney & Leigh. REF: 1147541

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