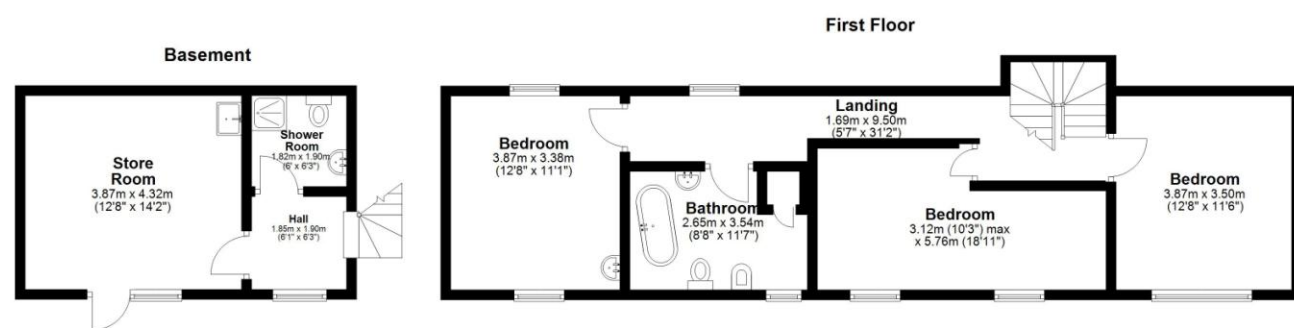
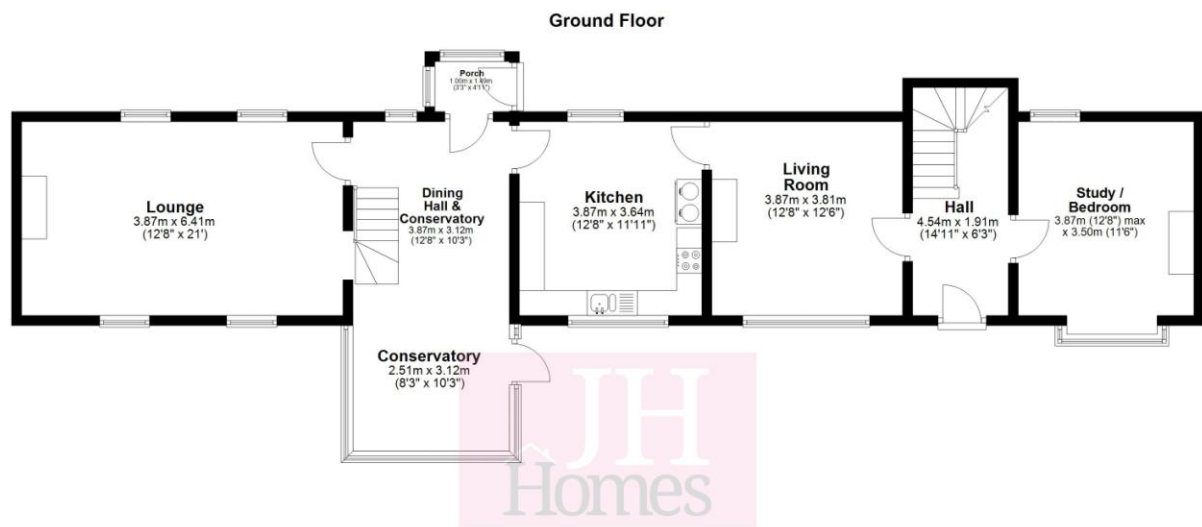


Estate Agency Act 1979

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of JH Homes has the authority to make any representation or warranty in relation to the property. All electrical appliances mentioned, power points or heating systems have not been tested by this office and therefore cannot be guaranteed to be in working order. All measurements are approximate in these details.

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PARKING

High Greaves House, Pennington,
Ulverston, LA12 7NT

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Country property situated in a lovely situation to the outskirts of the popular market town of Ulverston, in an elevated position and offering far reaching views over the surrounding countryside with Morecambe Bay in the distance. Having been in the same family ownership for approximately 30 years and offers a substantial home perfect for the family buyer set on a generous plot with attractive mature gardens offering privacy and sunny elevations. Versatile accommodation with three/four bedrooms and three/four reception rooms, majority double glazing, oil central heating system, good standard of presentation and early viewing is both invited and recommended to appreciate this excellent home. Close to Ulverston as well as Barrow in Furness and offer a superb opportunity in a in a rural yet convenient location.



DIRECTIONS

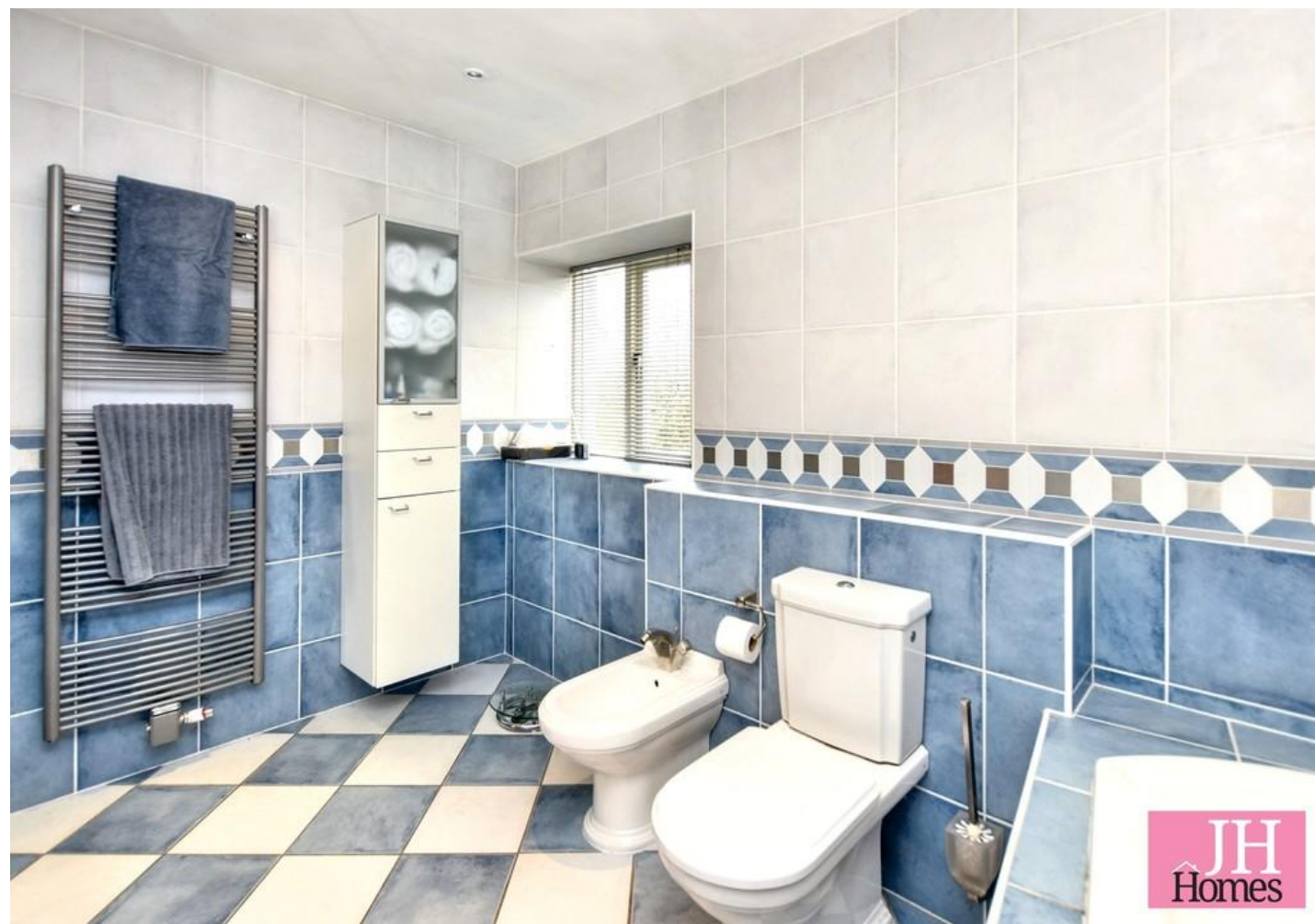
From the Cross-a-Moor round about at Swarthmoor turn right towards Pennington. Tum right at Pennington Primary School, left after the railway bridge, proceeding up the hill and turning left at the top of the hill where the property can be found about 200m on the left hand side.

The property can be found by using the following “What Three Words”
<https://w3w.co/declines.possible.paintings>

GENERAL INFORMATION

- TENURE: Freehold
- COUNCIL TAX: F
- LOCAL AUTHORITY: Westmorland & Furness Council
- SERVICES: Mains electricity and water. Oil central heating with tank and drainage is by way of a septic tank.





Accessed from the front by way of a traditional pitch roof porch with open front and side windows leading to a wooden half glazed door opening into:

ENTRANCE HALL

Quarry tile floor and stairs to first floor, timber features to ceiling and recessed bookshelf to wall. Doors to study/reception room and lounge/reception room and coat hooks to wall to an under stairs storage.

STUDY/RECEPTION ROOM

12' 8" x 11' 6" (3.86m x 3.51m) widest points
Rectangular double glazed bay window to front offering a fabulous aspect over the garden and surrounding countryside towards Morecambe Bay in the distance. Traditional cast fireplace with slate hearth housing woodburning stove, radiator, single glazed window to rear with deep sill and wall cupboard with double doors.

LOUNGE/RECEPTION ROOM

12' 8" x 12' 10" (3.86m x 3.91m)
Beam to center of the room and wooden lintel to recessed fireplace with open grate for a real fire and double glazed picture window to front with window seat offering a beautiful aspect over the garden, surrounding countryside and Morecambe Bay in the distance. Radiator, alcove cupboard with glazed upper section and door to kitchen.

KITCHEN/DINER

12' 8" x 11' 11" (3.86m x 3.63m)
Fitted with a comprehensive range of base, wall and drawer units with fabulous Corian work surface over housing molded one and a half sink unit and grooved drainer. Oil fired Aga, integrated AEG electric hob and oven, Samsung microwave, space for fridge freezer and recess and plumbing for washing machine and dishwasher. Tiling to floor, inset lights to ceiling, single glazed high level window and double glazed window to front with blind offering a great view over the garden, surrounding countryside with glimpses of the bay.

HALL

PVC conservatory area with polycarbonate style roof and door giving access to the garden and double glazed windows offering fabulous views over the garden surrounding countryside and bay in the distance. Two radiators, ample space for family size table, solid wood flooring and stairs to the lower ground floor with a further short set of steps leading up to a further living area. Solid wooden door to rear porch.

PORCH

Quarry tile floor, door with double glazed inserts and two uPVC double glazed windows.

LOUNGE

12' 8" x 21' 0" (3.86m x 6.4m)
UPVC double glazed windows to front and rear with the front windows overlooking the garden and surrounding countryside and the rear windows offering pleasant aspects over the fields. Central beam feature and fireplace to one end with rustic wooden mantel piece and recessed stove set to a slate flagged hearth. Two radiators and wooden flooring.

LOWER GROUND FLOOR

LOWER HALL

Tiled floor with uPVC double glazed window and coat hooks with doors to shower room and storage.

SHOWER ROOM

6' 0" x 6' 3" (1.83m x 1.91m)
Fitted with a three piece suite in white comprising of WC with saniflow unit, shower cubicle with electric shower and pedestal wash hand basin. Radiator and extractor fan.

STORE ROOM

12' 8" x 14' 2" (3.86m x 4.32m)
PVC door with glazed inserts and window with access to garden. Base cupboard with stainless steel sink over.

FIRST FLOOR LANDING

Half landing with feature leaded glass window. The main landing has radiator, double glazed window with a lovely aspect onto the farmland to the rear and further radiator.

BEDROOM

12' 8" x 11' 1" (3.86m x 3.38m)
Double room which is light and airy with double glazed windows to front and rear with the front window offering stunning panoramic views with Hoad Hill and Monument the rooftops of Ulverston and Morecambe Bay in the distance with the rear window overlooking the adjacent farmland. Two radiators and built in vanity unit with storage cupboard under the sink.

BATHROOM

8' 8" x 11' 7" (2.64m x 3.53m)
Fitted with a four piece suite in white comprising of twin ended bath with tiled surround, mixer tap and shower attachment, WC with push button flush, bidet and wash hand basin. Full tiling to walls, mirror fronted illuminated bathroom cabinet, two ladder style towel radiators a large mirror door to the airing cupboard with the hot water tank and airing space above. Extractor fan and window offering far reaching views.

BEDROOM

10' 3" x 18' 11" (3.12m x 5.77m) widest points
Further spacious bedroom that used t to be two rooms with two wood double glazed windows to front offering far reaching panoramic views towards the bay in the distance. Painted traditional fireplace, radiator and ceiling light point.

BEDROOM

12' 8" x 11' 6" (3.86m x 3.51m)
Situated to the end of the property with radiator and double glazed window to front with panoramic views over the garden towards the bay in the distance.

EXTERIOR

Superb family home complimented with a beautiful mature garden. Parking area to the side with gated access to the side cottage garden area with a door giving access to the main garden.
The garden is mature, well-presented and stocked with a gravel patio seating area, raised borders with pathway and an area of lawn with a variety of tree shrubs and bushes. The garden has fantastic sunny elevations beautiful far-reaching views and is a real compliment to this fabulous family home.
To the rear is a further parking area, oil storage tank and step access leading down to the rear porch.

