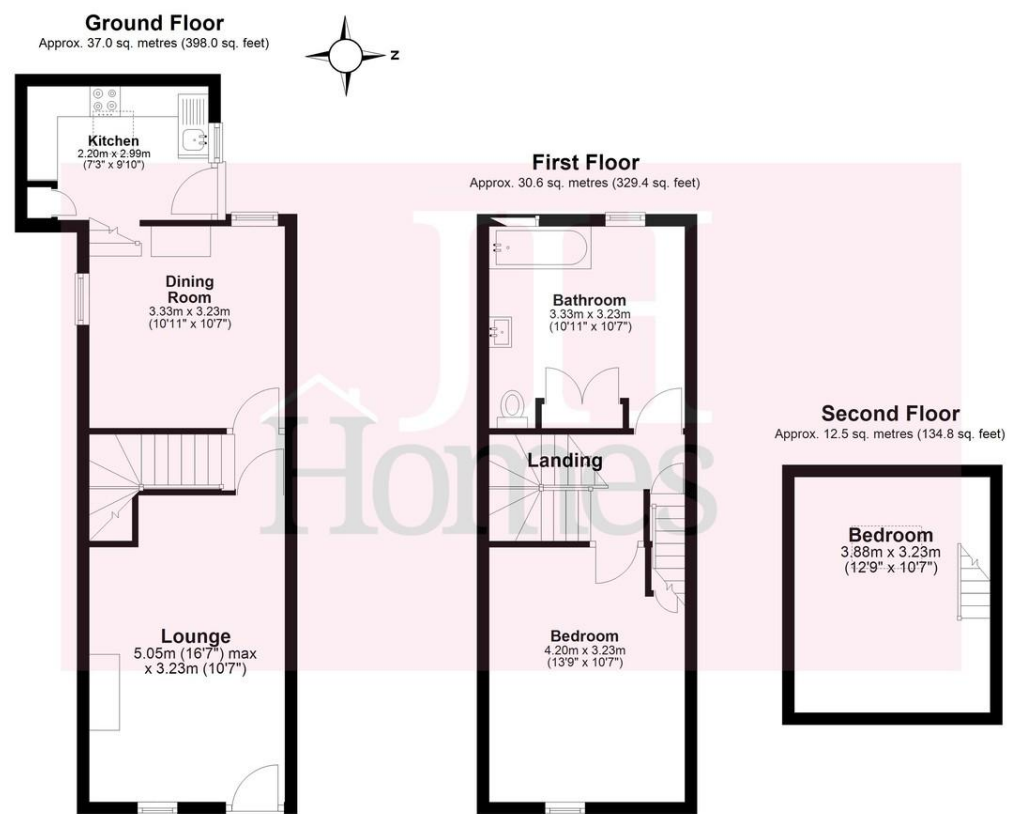




DIRECTIONS

Leaving Ulverston along the A590, turn left at the roundabout when reaching Greenodd. Follow the main road round to the right and take the turning on your right onto Penny Bridge Hill. The property is situated a short distance up the hill on the right identified by our board and before reaching the Britannia Public House.

The property can be found by using the following "What Three Words" <https://w3w.co/kickbacks.magnum.suckle>

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: C

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains drainage, gas, water and electricity are all connected.



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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3 Hill Rise, Penny Bridge,
Ulverston, LA12 7RL

For more information call **01229 445004**

2 New Market Street
Ulverston
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www.jhhomes.net or contact@jhhomes.net

Charming traditional cottage situated in this popular village location situated to the edge of Lake District National Park and having direct access to the A590 to Ulverston & beyond. Penny Bridge is a popular village with primary school and other amenities including bakery in the adjacent village of Greenodd. Offering a comfortable and well-presented home perfect for a range of buyers with accommodation comprising of lounge with stove, dining room and kitchen to the ground floor with a double bedroom and bathroom on the first floor and further staircase leading to attic bedroom. Complete with long garden area to the rear with outbuildings and wooden summerhouse/garden room, gas fired central heating system, good degree of character and no upper chain with early viewing invited and recommended to appreciate this cosy home.



Accessed over a front forecourt to a traditional front door with the pattern glass panes opens directly into:

LOUNGE

16' 7" x 10' 7" (5.05m x 3.23m) widest points
Cosy attractive and well presented room with feature timbers to ceiling and a lovely central fireplace with quarry tiled hearth, fire surround, wooden mantle and housing a woodburning stove. Alcove cupboard with shelving and storage cupboard below, traditional sash window with deeper sill looking towards the front forecourt, radiator, two wall light points and ceiling light point. Stripped wood door with latch handle to a lobby.

INNER HALL

Stairs to first floor and door with latch handle to dining room.

DINING ROOM

10' 11" x 10' 7" (3.33m x 3.23m)
Single glazed windows to rear and side, former fireplace recess with exposed slate lintel and radiator. Low doorway to an under stairs storage area and steps lead to a sliding door to kitchen.

KITCHEN

7' 3" x 9' 10" (2.21m x 3m)
Fitted with a good range of base, wall and drawer units with cupboards with wood block effect work surface over incorporating stainless steel sink and drainer with swan necked mixer tap and tiling to splash backs. Integrated electric hob with cooker hood over and an eye level oven and grill. Recess and plumbing for washing machine, built-in slimline dishwasher and built-in fridge freezer. Tiling to floor, chrome ladder style tile radiator, exposed beam and spotlight track. Single glazed window to side, double-glazed rooflight and traditional door giving access to the rear covered canopy and steps leading up to the garden.

FIRST FLOOR LANDING

Turn at the half landing with skylight and the main landing has a radiator and doors to a bedroom and bathroom. Stairs to second floor.

BEDROOM

13' 9" x 10' 7" (4.19m x 3.23m)
Double room with single glazed sash window to front, door to useful under stairs storage cupboard with hanging rail, radiator, bedside lights and central ceiling light point.



BATHROOM

10' 11" x 10' 7" (3.33m x 3.23m)
Fitted with a three piece suite comprising of roll top bath with ball and claw feet, glazed shower screen and over bath Mira shower with flexi trackspray and fixed rain head shower, wash hand basin with mixer taps on a vanity unit with cupboard and drawer under and WC with pushbutton flush. Half panelling to walls with tiling around the bath and sink area, combination radiator and towel rail and single glazed window to rear offering a pleasant aspect towards the rear garden. Set of double doors to an airing cupboard housing the Worcester boiler for the heating and hot water systems with shelving.

SECOND FLOOR LANDING

Accessed through a latch handle door leading to a traditional set of wooden steps opening to:

BEDROOM

12' 9" x 10' 7" (3.89m x 3.23m)
Further double room with reduced head height to sides, exposed beams and double glazed roof light. Doors to two eaves storage area and electric storage heater.

EXTERIOR

Gated front forecourt garden area with log store and short path to the front door. To the rear access from the kitchen is a set of steps with handrail leading to an excellent garden room with windows looking up the garden. The garden room/store offers a great general store & workshop space and to the rear of this is a further useful store room. The garden slopes from this point with a lawn and hedging to the perimeter. To the upper section is a wooden summer house/garden room offering a pleasant seating area.

