

FREEHOLD



# 2 THE PADDOCKS, PENNINGTON LANE, ULVERSTON, LA12 7SE

## £550,000

### FEATURES

Outstanding Eco Bungalow  
Popular Location Close To  
Town Amenities

Exhaust Air Underfloor  
Heating

All Electric With Solar PV  
Panels

High Standard of Finish &  
Fittings

Superb Garage &  
Workshop Space

Three Double Bedrooms  
& Master En-suite

Stylish Landscaped  
Garden & Paddock Area

Open Plan  
Lounge/Diner/Kitchen &  
Utility Room

Stunning Home in Superb  
Location



Garage,  
Off Road  
Parking



Stylish property situated in an excellent location to the edge of the sought after and popular market town of Ulverston, offering a convenient walk to the town centre as well as an M&S and Aldi. Part of a bespoke Eco Development offering a highly insulated home with many interesting and innovative features including solar PV electricity, exhaust air and underfloor heating throughout. The stylish open plan design offers fabulous, high-quality living that will be fully appreciated upon inspection and comprises of entrance porch open to lounge/kitchen/diner, three double bedrooms, the master with an ensuite, utility, and family bathroom. Set in a great position with excellent off-road parking as well as a garage and excellent workshops/stores. Complete with lovely front garden and an excellent paddock beyond the garage. Suited to a wide range of buyers, designed and built to have all the key living areas south facing for natural light and warmth. This stylish home must be viewed to be appreciated and viewing is highly recommended.

Accessed through the beautiful landscaped front garden and decking with an open cottage style feature porch, giving shelter to the double-glazed front door which opens directly into the open plan living/diner/kitchen. A fabulous room that will be fully appreciated upon inspection and is naturally divided into areas including the main kitchen/diningspace, lounge and study.

#### KITCHEN/DINER

*15' 5" x 14' 0" (4.7m x 4.27m)*

Fitted with a range of base, wall and drawer units with granite worktop over incorporating single drainer bowl and a half sink, with mixer tap positioned in front of the front window overlooking the garden, and splash back tiling. To the central island are matching splashbacks and a granite surface with a comprehensive range of cupboards and drawers, and an induction hob and extractor hood above, whilst also creating a breakfast bar area with a raised glass shelf. Appliances include an integrated dishwasher and fridge both with matching decor panels and shelf for a microwave and AEG electric fan oven. To the far wall is a dresser style unit with display shelving to match the kitchen.

#### OPEN PLAN LOUNGE

*22' 9" x 11' 11" (6.93m x 3.63m)*

A natural continuation to the side of the room with a quality range of Neville Johnson units offering superb amount of storage and display space with cream decor panel and woodgrain surfacing in a gloss finish, with matching units to the study area at the rear including a desk, drawer and storage cupboards. Set of PVC double glazed French doors opening to the front decking and garden with a double-glazed window to the side, with additional natural light from a Velux double glazed roof light. Whole room has a natural stone

shaded tiled floor with underfloor heating, in addition, a set of double doors with multi glazed upper sections opening from the kitchen directly into the rear hall.

#### HALL

Light neutral decor and a continuation of the tiling and underfloor heating, with inset LED lights to the ceiling and classic polished wood internal doors to the bedrooms, bathroom, utility and airing/boiler cupboard.

#### BOILER CUPBOARD

Houses the NIBE Exhaust Air heating and hot water boiler for the heating and hot water system, adjacent a shelved airing space and manifold for the underfloor heating.

#### UTILITY ROOM

*5' 5" x 5' 5" (1.65m x 1.65m)*

Useful area with shelved storage cupboard, work surface, recess and plumbing for a washing machine and further appliances, and a double glazed roof light. Situated at a high level are cupboards that contain the electric meter, circuit breaker control point and isolator for the solar panels. A modern double glazed composite door gives access to the rear.

#### BEDROOM

*14' 3" x 11' 6" (4.34m x 3.51m)*

A spacious and well-presented double bedroom with light neutral décor, coving to the ceiling and inset lights. Double glazed window to the front offering an outlook over the garden and towards the garage and parking area. Range of fitted bedroom furniture with a woodgrain decor panel comprising of cupboards, drawers and wardrobe space with upper storage lockers, dresser drawer unit and a corner shelved unit with mirror glass panel. Complete with engineered wood flooring with underfloor heating.

#### ENSUITE

Fitted with a three-piece suite comprising of a glazed walk-in shower cubicle with thermostatic shower, floor drain and natural stone shaded tiling to the floor and walls. Vanity unit housing the wash hand basin with mixer tap and storage cupboard under in a wood grain finish, and WC with concealed cistern and push button flush. Extractor fan, inset lights to the ceiling and two wall light points, a comfortable and well-appointed ensuite.

#### BEDROOM

*11' 9" x 10' 2" (3.58m x 3.1m)*

Excellent double room with light neutral decor, double glazed window to the rear and built-in bedroom furniture with wood grain decor panels comprising of wardrobes, hanging rail, drawers and a corner shelved unit with mirror door. Engineered wood style flooring with under floor heating and a hatch with drop-down ladder opening to:

#### LOFT

A vast area which is boarded for storage and houses the inverter for the Solar PV panels.

#### BEDROOM

*8' 8" x 12' 7" (2.64m x 3.84m)*

Further double bedroom currently used and furnished as a single room. With light neutral décor and a built-in wardrobe matching those in the other bedrooms, complete with woodgrain decor panel, hanging rail, shelving and a mirror fronted door. Complete with double glazed window to the rear with an etched effect finish and lights to the coved ceiling.



### BATHROOM

Fitted with a modern three-piece suite comprising of a P-shaped shower bath with curved glass shower screen, over bath shower with a flexi track spray, wash hand basin inset to a vanity unit with storage cupboards under in a woodgrain finish, and a matching unit to the other side with storage cupboards. Complete with drawers and an area of surfacing, plus a concealed cistern for the WC with pushbutton flush. Full tiling to walls and floor, inset lights and two wall lights to either side of the mirror above the sink. An excellent, well-appointed family bathroom.

### EXTERIOR

The garden is approached from a pedestrian gate in the front stone wall with a letterbox to the side. This opens to a decked path leading to the front of the property. The landscaped front garden is very well presented with a substantial area of decking offering seating space and give access to the French doors opening into the lounge. The garden offers an easily managed area with a variety of grass species and other planting, plus a water feature with recirculating water pump. A beautiful area for outside enjoyment and alfresco eating. Ample parking opposite for several vehicles to the side of the excellent garage and outbuildings. To the rear there is a gated access to a substantial paddock belonging to the property, with raised beds for vegetable and soft fruit growing to the upper section. The paddock offers excellent amenity land complementing this superb and comfortable home, perfect for a range of uses. To the rear of the property a flagged path for access and maintenance purposes.

### GARAGE

21' 2" x 12' 9" (6.45m x 3.89m)

Main garage has an electric roller door and offers ample space for parking, with access to the rear leading to a garden storage area/workshop with a roller door. This room currently stores a tractor mower for the paddock which may be available by separate negotiation.

### WORKSHOPS

Adjacent to the garage there is access to an excellent workshop space divided into three areas, with electric light and power points and water supply; offering superb general storage and workshop facilities, all interconnecting with each having doors to the drive.



Approx Gross Internal Area  
178 sq m / 1917 sq ft



Floorplan  
Approx 107 sq m / 1146 sq ft

Outbuilding  
Approx 72 sq m / 771 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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## GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: E

LOCAL AUTHORITY: Westmorland and Furness Council  
SERVICES: Mains water, mains electricity and solar panels, ground source heat pump and domestic treatment plant

## DIRECTIONS:

Leaving Ulverston on the A590 heading towards Barrow-in-Furness, at the traffic lights by the Blue Hub Centre, M&S and Aldi, continue straight on and take the first turn right onto Pennington Lane towards Ellies Garden Centre. As you proceed up the lane, take the first turn on the left, continue a short distance and parking is on the left after the garage facing the property.

It can also be found by using the following approximate "What Three Words" <https://w3w.co/facelift.scuba.strays>

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

