

FREEHOLD



WELL GROUND, PENNINGTON, ULVERSTON, LA12 7NT

£725,000

FEATURES

- Prime Elevated Location To Outskirts Of Ulverston
- Far Reaching Panoramic Views
- Gardens & Approx 7 Acre Attached Field
- Spacious Family Sized Accommodation
- Lounge/Dining Room
- Fitted Breakfast Kitchen
- Five Bedrooms (Four Double)
- Integral Double Garage & Excellent Parking
- Perfect Family Accommodation. Oil CH, DG
- Rare Purchase Opportunity With No Upper Chain



This magnificent, detached property is situated in a commanding position elevated above Ulverston and offering spectacular panoramic views over surrounding countryside and Morecambe Bay, with the rare advantage of a field to the side. The picturesque rural location is only a five-minute drive from Ulverston town centre and amenities and has been in family ownerships since the original construction in the 1970s. It offers an individual design retaining many features of the time with windows positioned to take full advantage of the beautiful views. The spacious accommodation is suited to a wide range of buyers but would particularly suit the family buyer, and the property whilst having an extensive garden and excellent off-road parking with a double integral garage, has the further benefit of an adjacent field which we are advised extends in the region of 7 acres. The property and adjacent land is perfect for anybody with an agricultural or equine interest and the land itself is currently let on an agricultural tenancy to a neighbouring farmer who maintains it impeccably. The accommodation briefly comprises of an entrance hall, cloakroom, WC, lounge/diner, kitchen, two ground floor bedrooms, utility room and bathroom, to the first floor three further bedrooms. With oil fired central heating system and a mixture of uPVC and wooden double glazing, this is a rare find in a stunning position. Offered vacant and having no upper chain, early inspection will not disappoint.

Accessed through a wooden single glazed panel door with window to the side. Opening into:

ENTRANCE HALL

An impressive hall on two levels with fabulous wooden parquet flooring, feature open tread staircase, glass brickwork and panelling to the vaulted ceiling and glass feature doors to the kitchen and lounge/diner, making this an excellent and welcoming entry point. Complete with radiator and open access to a cloakroom.

CLOAKROOM

Radiator, double glazed window and pine door opening to:

WC

Fitted with a modern two-piece suite comprising of WC with pushbutton flush and a pedestal wash hand basin with mixer tap, glass shelf and mirror above. Painted panelling to the walls and a double glazed pattern glass window.

LOUNGE/DINER

24' 5" x 24' 1" (7.44m x 7.34m)

Superb room of most proportions with a high ceiling, inset lights, double glazed windows to all

sides and a set of PVC double glazed sliding doors opening to the garden, positioned to take full advantage of the beautiful views. Light neutral décor, central art stone fireplace with an open grate for a real fire and a quarry tiled hearth with windows to either side. Double radiator, feature glass brick relief to one wall and a set of double doors to the kitchen adjacent to the dining area.

KITCHEN/BREAKFAST ROOM

13' 11" x 11' 10" (4.24m x 3.61m)

Fitted with a range of base, wall and drawer units with patterned worktop over incorporating stainless steel sink with double drainer, mixer tap and original tiling from construction. Two louver design windows, one double glazed and one single glazed, both offering spectacular views over the garden and surrounding countryside with the bay beyond. Central island with electric hob, breakfast bar area, and integrated appliances include a dishwasher, low-level oven, eye-level microwave and built-in fridge freezer with matching décor panels. Radiator, painted panelling to the ceiling with a spotlight track and down lights to the surface. To the corner of the room, an airing cupboard with a lagged hot water storage tank for the heating and hot water system and provides an access point to the loft.

HALL

From the entrance hallway there is access to the garage and two steps to an upper hall area with further radiator and parquet flooring. This area gives access to the bathroom, two ground floor bedrooms and the utility room.

BEDROOM

12' 8" x 13' 5" (3.86m x 4.09m)

Wood framed double glazed window offering stunning views over the garden, surrounding countryside and Morecambe Bay beyond. A lovely double room with a radiator and light décor.

BEDROOM

11' 2" x 11' 9" (3.4m x 3.58m)

Radiator, pleasant light décor and uPVC double glazed tilt and turn window to the rear, offering an aspect to the garden and field beyond.

BATHROOM

Spacious period bathroom fitted with a four-piece suite in avocado, comprising of a part sunken bath, shower, WC and wash hand basin in a vanity unit. Classic tiling, lights to the ceiling and a radiator.

UTILITY ROOM

7' 1" x 5' 11" (2.16m x 1.8m)

Accessed through a set of double swing doors from the hall and has a platform with plumbing for a washing machine, vent for a dryer, airing racks around the perimeter, radiator and a ceiling light point.

FIRST FLOOR LANDING

Stairs lead to the first floor with a wooden open tread staircase to the spacious landing. The landing has a set of double doors to a walk-in storage cupboard, an access point to the loft and a feature triangular window offering a pleasant open view.

BEDROOM

11' 4" x 11' 10" (3.45m x 3.61m)

UPVC double glazed tilt and turn window offering a stunning aspect over the field and surrounding countryside, radiator and light-yellow décor.

BEDROOM

10' 6" x 12' 8" (3.2m x 3.86m)

Pine panelled ceiling, radiator and uPVC double glazed tilt and turn window offering a similar aspect.

BEDROOM / STUDY

7' 5" x 8' 6" (2.26m x 2.59m)

Great room perfect for a home office or study but will make an excellent single bedroom if required. Pine panelling to the ceiling, radiator and a wooden double glazed window offering a beautiful view over the drive, garden and surrounding countryside with Hoad Monument in the distance.





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EXTERIOR

The property enjoys a superb position to the outskirts of Ulverston and is sat on a super plot with extensive gardens providing stunning open views. Approached over a cattle grid with a gravel drive offering excellent off-road parking for several vehicles and access to an integral double garage. The lower side garden is grassed with mature tree shrubs and bushes with a seating arbour. From the side drive there are steps up to a concrete patio area which offers a super panorama with stunning views over the surrounding countryside and Morecambe Bay beyond the gardens. There is a rocky garden area with mature conifer shrubs and bushes, a lovely area of grass with further tree shrubs and bushes planted around, a mixture of hedging, walling and fencing to the boundary, an outside water tap and a path leading to the far side of the property towards the oil storage tank and bin storage area. To the bottom of the wooden fencing at the right-hand side of the garden there is a pedestrian gate to the field. This is an excellent area which has separate roadside access and is well maintained and farmed under licence by the neighbouring farmer. A valuable addition to this fine home, perfect for anyone with equestrian needs or a hobby farmer. We are advised the field extends in the region of 7 acres and has a mains water supply (field trough). The gardens offer privacy and seclusion with sunny aspects throughout the day which beautifully compliments this excellent home.



GARAGE

19' 10" x 22' 3" (6.05m x 6.78m)

Spacious integral double garage with an electrically operated up and over door as well as an internal personal door which opens to the hall. Offers excellent parking with ample workshop and storage space. Metal shelving/racking around the perimeter, Bolta oil boiler for the heating and hot water systems, two uPVC double glazed pattern glass windows and a coal bunker to the side.



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GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: G

LOCAL AUTHORITY: Westmorland and Furness Council

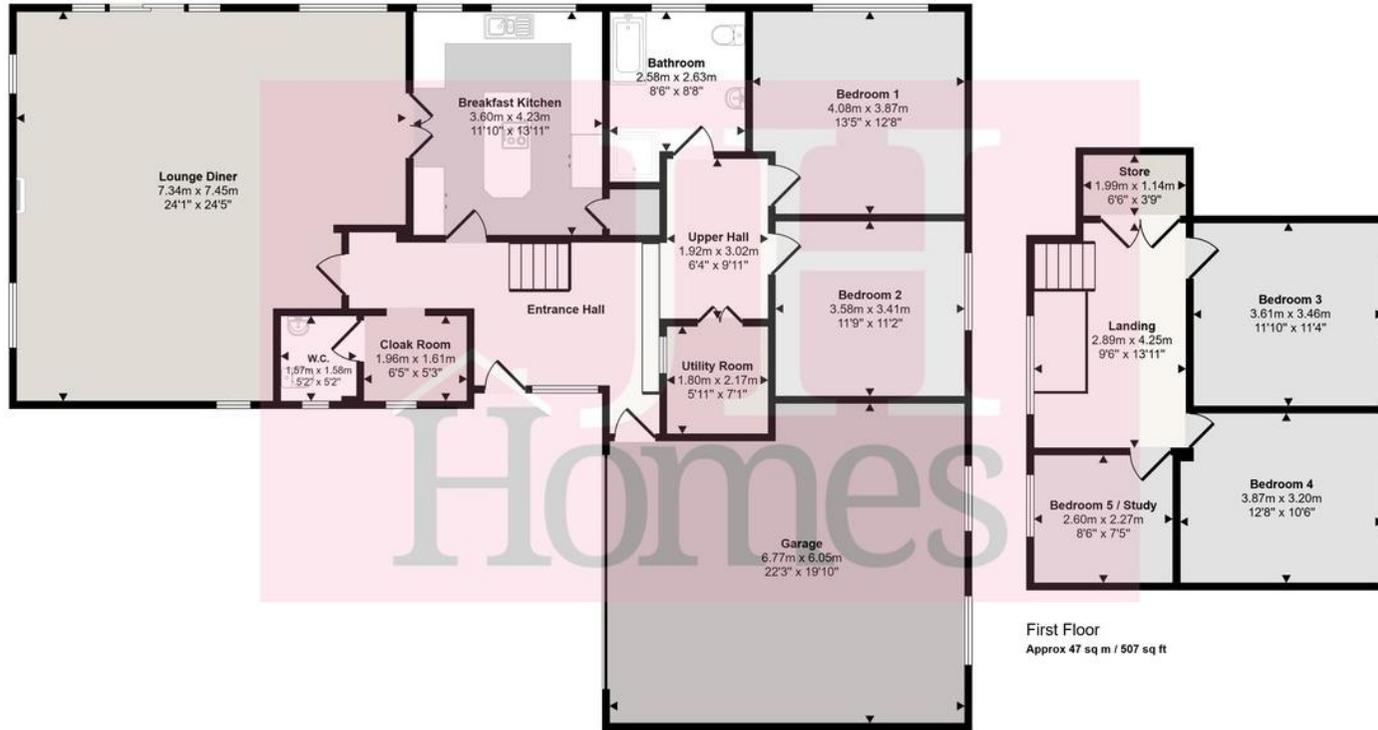
SERVICES: Mains electric and water, oil heating and septic tank

DIRECTIONS:

From the centre of Ulverston proceed up Daltongate with the Farmers Arms Pub on your left. Take the first right onto Stockbridge Lane, proceed out of town and where the road turns sharp right, turn left towards Rosside. Continue past Rosside Cottages and then when the road drops down, bear left keeping on the road passing the cottages of Rosside, and as you climb out of the hamlet, the property is located on your left. It can also be found using "What3Words"

<https://w3w.co/print.moss.thousands>

Approx Gross Internal Area
223 sq m / 2400 sq ft



First Floor
Approx 47 sq m / 507 sq ft

Ground Floor
Approx 176 sq m / 1893 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		60 D
39-54	E	45 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.

