

FREEHOLD



# ROBLEY COTTAGE, 1 THE ROW, PENNY BRIDGE, ULVERSTON, LA12 7RJ

## £280,000

### FEATURES

- Traditional End Cottage
- Detached Enclosed Garden
- Three Bedroom Accommodation Over Three Floors
- UPVC Double Glazing
- Charming Sitting Room & Lounge
- Holiday Let Potential
- Exposed Beams & Wood Burning Stove
- Close To Schools, Making The Home Ideal For Families
- Gas Central Heating System
- Chain Free



A delightful traditional end-of-terrace cottage offering three-bedroom accommodation presented to a nice standard. Benefiting from a gas-fired central heating system and uPVC double glazing, the property combines character with modern comfort. The accommodation briefly comprises of an entrance porch, sitting room and lounge with staircase leading to the first floor. The first floor provides a spacious kitchen/diner, two double bedrooms, and a family bathroom, with a further bedroom located on the upper level. In addition to the main accommodation, the property enjoys the advantage of a detached garden situated to the side. Latterly operated as a successful holiday let, the property offers excellent potential as either a comfortable family home, holiday retreat, or investment opportunity. Situated within the picturesque and highly sought-after village of Penny Bridge, this charming cottage enjoys a pleasant village setting with convenient access to local amenities and the surrounding countryside.

Accessed through a PVC door into:

### **SITTING ROOM**

*12' 1" x 10' 6" (3.68m x 3.2m)*

Charming and characterful sitting room full of cottage appeal and traditional features. The focal point of the room is an attractive fireplace housing a multi-fuel stove, creating a warm and inviting atmosphere. Exposed ceiling beam and period details enhance the property's character, while the neutral décor with feature wall in a darker tone creates a warm and welcoming feel. Offering ample space for comfortable seating, this cosy sitting room is ideal for relaxing and enjoying the charm of this delightful village cottage.

### **LOUNGE**

*21' 3" x 9' 9" (6.48m x 2.97m)*

This quirky lounge brimming with character and charm features an impressive exposed ceiling beam, and attractive wood burning stove,

creating a wonderful focal point and enhancing the cottage's period appeal. UPVC double-glazed windows to the front and side allow plenty of natural light to flood the room. The space provides ample space for both seating and relaxation, making this an ideal room for entertaining or unwinding. Adding to the property's unique layout, a staircase positioned to the side of the room rises to the first floor, contributing to the cottage's individual character and sense of charm. A warm and inviting reception room that perfectly blends traditional cottage features with everyday comfort.

### **FIRST FLOOR LANDING**

Provides access to a spacious kitchen/diner, two double bedrooms, and a family bathroom.

### **KITCHEN/DINER**

*9' 0" x 14' 5" (2.74m x 4.39m)*

Fitted with a range of light wood effect wall

and base units, complimented by a dark work surface, the kitchen offers ample storage and preparation space. Integrated cooking facilities and appliance spaces cater well for modern living. Enhanced by dual windows to the front and rear, while the delicate pastel tones to the walls compliment the room. There is ample space for a dining table and a PVC door providing rear stepped access.

### **BEDROOM**

*13' 0" x 10' 11" (3.96m x 3.33m)*

Spacious and well presented bedroom enjoying a calm and relaxing atmosphere. Complimented by a stylish feature wall in rich contemporary tones with remaining walls in neutral, plus a uPVC double glazed window to the front.

### **BEDROOM**

*10' 4" x 10' 0" (3.15m x 3.05m)*

Refreshing soft blue tones to the walls creating a calm and restful atmosphere, within the room

is a double glazed window and recessed alcove with shelving display.

### **BATHROOM**

Fitted with a three piece suite comprising of a corner bath with electric shower over, pedestal wash hand basin and WC. Finished with neutral wall tiling and a uPVC double glazed window to the side.

### **SECOND FLOOR LANDING**

With further staircase leading to the upper level bedroom.

### **BEDROOM**

*15' 9" x 7' 3" (4.8m x 2.21m)*

Occupying the upper floor of the cottage, the bedroom enjoys a wealth of features including exposed beams and sloping ceiling to the eaves. The generous floor space provides versatility and storage, and a window seat within the cottage roofline allows natural daylight along with the Velux window.

### **DETACHED GARDEN**

Situated a short distance from the cottage and is predominantly laid to lawn, with enclosed fencing, mature planting and enjoys a good degree of privacy for outdoor relaxing. There is also a paved pathway and seating area.



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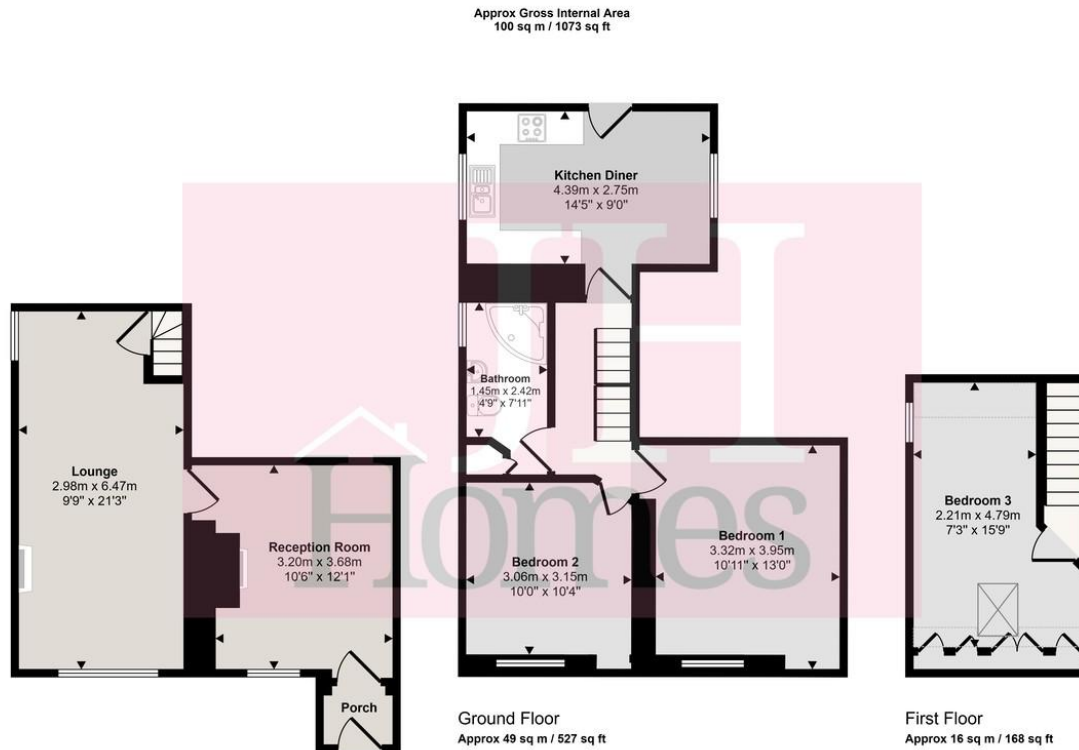
contact@jhhomes.net  
www.jhhomes.net/properties

**GENERAL INFORMATION**

TENURE: Freehold  
COUNCIL TAX: C  
LOCAL AUTHORITY: Westmorland and Furness Council  
SERVICES: Mains drainage, gas, electric, water are all connected

**DIRECTIONS:**

Leave Ulverston along the A590 and turn left at the roundabout when reaching Greenodd. Follow the main road round to the right and take the acute turn on the left onto Oak Vale, up the incline past the Britannia Public House and the property is situated on the right, identified by our board. It can also be found by using the following "What Three Words"  
<https://w3w.bedspread.acrobats.captures>



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		84 B
69-80	C		
55-68	D	57 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.

