



## Derby Cottage

Ulverston, LA12 7RJ

Offers In The Region Of £350,000



# Derby Cottage

Ulverston, LA12 7RJ

## Offers In The Region Of £350,000



*Situated in the charming village of Penny Bridge near Ulverston, this beautifully presented cottage offers an abundance of character and warmth. Finished in tasteful décor throughout, the interiors perfectly complement the property's traditional charm, creating a welcoming and stylish living space. Thoughtfully maintained and ready to move into, the cottage blends cosy comfort with refined touches, making it an ideal home for those seeking a peaceful village setting with easy access to the surrounding countryside.*

Entering the property on the ground floor, you step into a welcoming hallway which immediately sets the tone for this charming and characterful cottage.

To the front of the property is a generous double bedroom, a beautifully sized room offering flexibility for use as a principal bedroom, guest suite or additional reception room if desired. To the rear sits a second double bedroom, again well-proportioned and ideal for family, visitors or home working.

The ground floor is also served by a spacious and stylish bathroom, featuring both bath and separate shower. Electric underfloor heating adds a welcome touch of everyday luxury and comfort.

Stairs rise to the first floor where the main living accommodation unfolds. The landing provides an airy central spine to this level. To one side, the living room offers a wonderfully cosy yet well-sized retreat, complete with a Morso log burner forming an attractive focal point - perfect for relaxed evenings.

Stretching impressively across the depth of the property is the kitchen/diner. This superb, elongated space creates a bright and sociable heart to the home, with clearly defined areas for cooking and dining. The kitchen is well-appointed with quality appliances and generous work surfaces, while the dining area comfortably accommodates a family-sized table - ideal for entertaining and everyday life alike.

Also on this level is a further bedroom, enjoying good natural light, along with a useful storage cupboard off the landing.

Above, the attic is divided into two practical sections. The area above the kitchen is fully boarded, insulated and fitted with lighting, while the remaining section is insulated and offers excellent storage or exciting potential for future conversion, subject to the necessary consents.

The lower ground floor basement provides two substantial storage areas, accessible both internally and externally via the ginnel. With power connected, this space is ideal for use as a workshop, hobby room or additional storage. Externally a private paved patio area which soaks up the sun.

The property benefits from gas central heating via a combi boiler and a Nest thermostat, controllable via its app. Full UPVC double glazing in a traditional sash style perfectly combines classic cottage aesthetics with contemporary performance.

Situated in the highly desirable village of Penny Bridge, the property enjoys a truly idyllic setting. This attractive and friendly village is particularly appealing for families, being close to a well-regarded primary school and surrounded by beautiful countryside.

The location is ideal for those who love the outdoors, with scenic walks available straight from the doorstep and the landscapes of The Lake District just a short drive away. The vibrant market town of Ulverston is nearby, offering an excellent range of independent shops, cafés, restaurants and everyday amenities.

For waterside walks and wildlife, the stunning Leven Estuary is within easy reach - the meeting point of the River Leven and River Crake - providing a picturesque and ever-changing natural backdrop.

Combining generous proportions, flexible living space and an exceptional village setting, this beautifully maintained cottage offers the perfect balance of rural tranquillity and convenient access to local amenities - ready to move straight into and enjoy.

### Ground Floor

#### Hallway

7'2" x 17'4" (2.20 x 5.30)

#### Bathroom

8'6" x 13'6" (2.60 x 4.14)

#### Bedroom

14'0" x 9'10" (4.28 x 3.02)

#### Bedroom

15'4" x 13'8" (4.68 x 4.19)

### First Floor

#### Landing

18'0" x 6'0" (5.50 x 1.84)

#### Living Room

15'3" x 10'2" (4.65 x 3.10)

#### Kitchen / Diner

7'11" x 28'2" (2.43 x 8.59)

#### Bedroom

9'4" x 12'1" (2.87 x 3.70)

#### Basement Storage

13'9" x 9'4" (4.21 x 2.87)



- 3 spacious bedrooms
- Cosy reception room
- Located in Penny Bridge
- 1 modern bathroom
- Historic charm from 1800
- Council Tax Band - D



## Road Map



## Terrain Map



## Floor Plan



We are local, family run business who are wholly independent which means we can recommend services to most suit your needs. Our aim is to provide quality advice and expertise at all times, so you can make an informed decision whether buying or selling.

Estate agents are required by law to check a buyers /sellers identity to prevent Money Laundering and fraud. You do have to produce documents to prove your identity or address and information on your source of funds. Checking this information is a legal requirement to help safeguard your transaction, and failing to provide ID could cause delays. Corrie and Co, outsource these checks to speed up the process. The company does charge for such checks, please ask for more information and guidance on associated costs.

To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services. Ask for further information.

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100+
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	