

FREEHOLD



# MYRTLE COTTAGE 3 THE ROW, PENNY BRIDGE, ULVERSTON, LA12 7RJ

## £325,000

### FEATURES

- Traditional Mid Terraced Home
- Popular Village Location
- Deceptively Spacious Accommodation
- Spacious Lounge & Dining Room
- Good Sized Modern Kitchen
- Five Bedrooms Over Two Upper Floors
- Bathroom & Shower Room
- Gas CH System & uPVC Double Glazing
- Rear Garden & Further Slightly Detached Garden
- Suited to a Range of Buyers With Viewing Recommend

 2  2  5  On Road Parking



A fabulous traditional mid terrace cottage of deceptive proportions situated within the popular village of Penny Bridge, with a well-regarded primary school, thriving community centre, butchers, bakery and pub, to the edge of the Lake District National Park. This lovely home has been used as a family holiday home and then as a main residence for many years and is now reluctantly offered for sale. The property offers accommodation that is perfect for a range of buyers including the family purchaser, and the spacious accommodation will be appreciated upon inspection. It benefits from a gas fired central heating system, uPVC double glazing and offers a great home in a popular village location. To the ground floor, the accommodation comprises of a porch, opening to spacious lounge, work/boot room, utility/storage outhouse, dining room and modern fitted kitchen with appliances. To the first floor, there is a bathroom and separate shower room, three bedrooms and a study area which has a staircase leading to the top floor with a further reading room/study and access to two further bedrooms. To the rear a pleasant, terraced garden area with useful outside store, to the side there is also access to a detached, enclosed garden area with lawn and a seating space. In all a most comfortable cottage reluctantly offered for sale both vacant and with no upper chain. Early internal viewing inviting recommended.

Accessed through a PVC oak effect double glazed stable door, opening into:

#### **PORCH**

Complete with coat hooks to the wall and a PVC double glazed door to:

#### **LOUNGE**

*21' 4" x 11' 6" (6.5m x 3.51m)*

A generously proportioned L-shaped room with three uPVC double glazed windows to the front and the further window to the rear with deeper windowsills, one having a useful storage area under. There is great character to the room including a lovely central fireplace with a slate hearth and gas flame effect stove with a rustic wooden mantel shelf, plus an alcove with shelving to the side. Pine latch handle door to an understairs store, a recessed former fireplace with rustic wood lintel, slate hearth and a shelf, making a further attractive display area. Complete with inset lights to the ceiling and two pendant light points, a radiator, access to the dining room, door to the staircase and a further door to:

#### **WORK/BOOTROOM**

*8' 2" x 10' 9" (2.49m x 3.28m)*

Versatile area of the property with shelving, coat hooks, uPVC double glazed window and a fully glazed PVC door opening to the rear garden area and utility/storage outhouse beyond. To the wall there is an Ideal gas boiler for the heating and hot water systems.

#### **DINING ROOM**

*9' 0" x 10' 6" (2.74m x 3.2m)*

With ample space for a family sized table, a radiator, bench seat with storage under to the windowsill and a uPVC double glazed window looking to the rear garden.

#### **KITCHEN**

*9' 1" x 15' 0" (2.77m x 4.57m)*

Fitted with a range of base, wall and drawer units with wood grain effect worktop over incorporating one and a half bowl stainless steel sink with drainer, mixer tap and splash back tiling. Gas hob with stainless steel splashback and cooker hood above, low-level double oven below, plumbing for a dishwasher, space for a fridge freezer, double radiator and inset lights to the ceiling. UPVC double glazed window and tile sill above the sink looking into the garden area, a further uPVC

double glazed window to the far side and a half-glazed PVC door with timber lintel feature opens to the rear.

#### **FIRST FLOOR LANDING**

From the lounge the stairs return to the first floor. There is immediately a set of PVC double glazed double doors with rustic wooden lintel and a wooden handrail. The landing gives access to the first two bedrooms, bathroom and shower room with a door to the lobby/study.

#### **BEDROOM**

*10' 9" x 11' 9" (3.28m x 3.58m)*

Range of fitted wardrobes to one wall with a wood grain decor panel and central drawer area, light decor and a radiator. Situated to the front of the property with a uPVC double glazed window with a deeper sill, offering a pleasant view to the side.

#### **BEDROOM**

*10' 9" x 10' 5" (3.28m x 3.18m)*

Double room situated to the front of the property with a traditional slate lintel to a former fireplace making a pleasant feature. Complete with a double radiator and uPVC double glazed window offering an open view to the side.

### BATHROOM

Modern three-piece suite comprising of a bath with mixer tap shower attachment, WC with pushbutton flush and a wash hand basin set onto vanity unit with storage cupboards under and to the side. Modern panelling to the lower walls, wood grain effect flooring, radiator and lights to the ceiling.

### SHOWER ROOM

Fitted with a three-piece suite in white comprising of a WC with pushbutton flush, glazed shower cubicle with thermostatic shower and a wash hand basin inset to a vanity unit with storage cupboards under and a mirror above. Extractor fan, inset lights to the ceiling and a uPVC double glazed Westmorland style window to the rear. Finished with woodgrain effect flooring and a radiator.

### STUDY/LOBBY

10' 8" x 8' 4" (3.25m x 2.54m)

Versatile room with a uPVC double glazed window to the rear looking towards the garden. Pine door to a staircase leading to the upper floor and a further pine door with a latch handle to:

### BEDROOM

9' 0" x 10' 6" (2.74m x 3.2m)

UPVC double glazed window to the rear, radiator and pleasant light décor.

### SECOND FLOOR LANDING

From the lobby the staircase leads to the top floor and opens into:





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### STUDY/READING ROOM

15' 5" x 11' 9" (4.7m x 3.58m)

Lovely area of the property with a pine clad vaulted ceiling, exposed beams, double glazed roof light and a fitted desk/workbench area. Complete with radiator and doors to bedrooms four and five.

### BEDROOM

18' 2" x 11' 4" (5.54m x 3.45m)

Pleasant double room with a vaulted ceiling, exposed beams and pine cladding to the ceiling. Feature chimney breast, low-level uPVC double glazed window, double glazed roof light, radiator and access points to eaves storage.

### BEDROOM

15' 5" x 11' 0" (4.7m x 3.35m)

Spacious with two double glazed roof lights, with the front window offering lovely distant views, built-in storage units to the eaves, storage heater, exposed beams and a built-in desk unit.

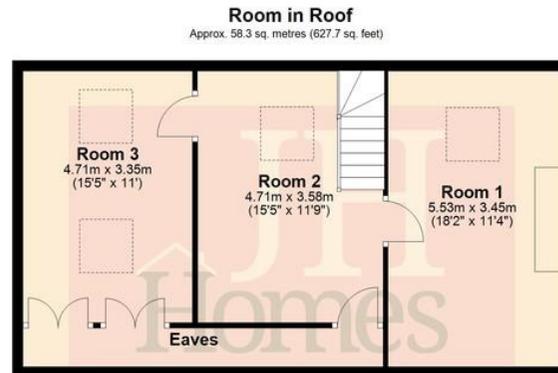
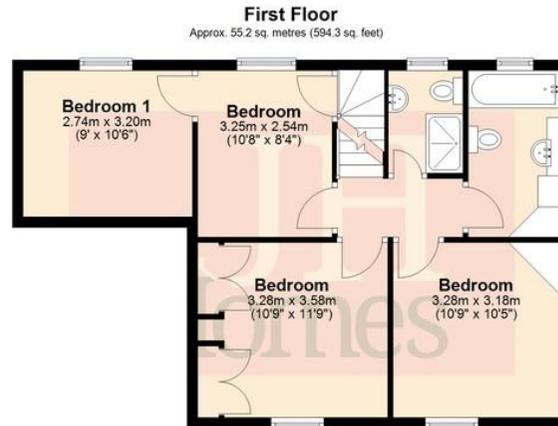
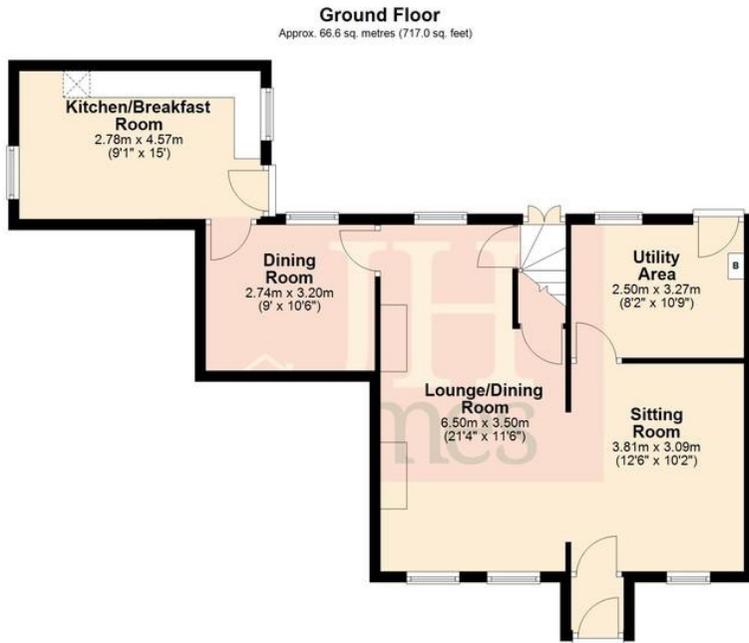
### EXTERIOR

Immediately to the rear there is a terraced garden area currently well stocked with variety of plant pots, shrubs, bushes and a useful store. Steps provide access to an upper garden area which we are advised has right of access for neighbouring property which is rarely used. Continuing along this area across a drive, there is a pedestrian gate to the garden which is an excellent feature of the property. Complete with a patio and lawn and offers a pleasant garden area to compliment this excellent at home.



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Total area: approx. 180.1 sq. metres (1939.1 sq. feet)

**GENERAL INFORMATION**

TENURE: Freehold

COUNCIL TAX: D

LOCAL AUTHORITY: Westmorland and Furness Council

SERVICES: Mains drainage, gas, electric, water are all connected

**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 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.co/character.period.daisy>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 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.

