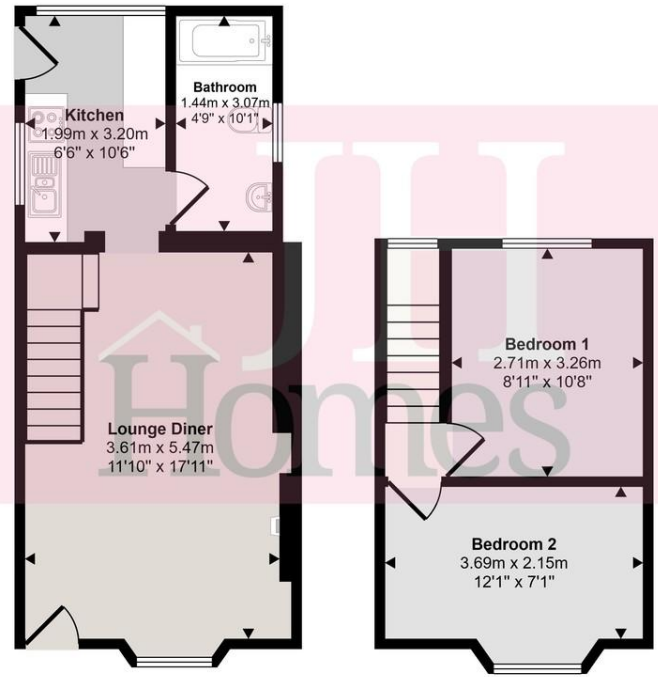


Approx Gross Internal Area  
54 sq m / 582 sq ft



Ground Floor  
Approx 33 sq m / 357 sq ft

First Floor  
Approx 21 sq m / 225 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.

**DIRECTIONS**

From the roundabout on the A590 at Swarthmoor, take the third exit towards Pennington. Pass the Primary School and follow the road down the dip and around the church. After passing the church drop down into the village with the farm on your right. After the farm main street is on the right with parking on the roadside or by the playground.

The property can also be found using the following What3Words reference <https://w3w.co/insects.owned.study>

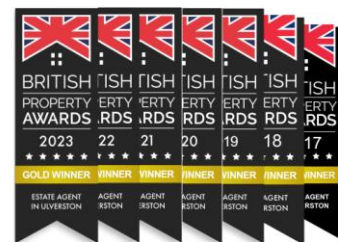
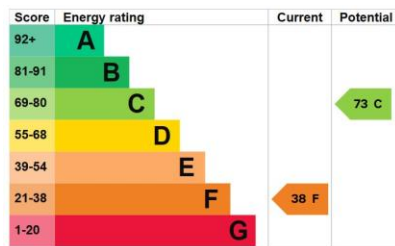
**GENERAL INFORMATION**

TENURE: Freehold

COUNCIL TAX: B

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains drainage, electric, water are all connected.  
LPG Central Heating System



**Estate Agency Act 1979**

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of JH Homes has the authority to make any representation or warranty in relation to the property. All electrical appliances mentioned, power points or heating systems have not been tested by this office and therefore cannot be guaranteed to be in working order. All measurements are approximate in these details.



£190,000



1



2



1

Dove Cottage, 12 Main Street, Pennington,  
Ulverston, Cumbria, LA12 0JN

For more information call **01229 445004**

2 New Market Street  
Ulverston  
Cumbria  
LA12 7LN

[www.jhhomes.net](http://www.jhhomes.net) or [contact@jhhomes.net](mailto:contact@jhhomes.net)

This charming traditional cottage property is situated in the heart of the popular hamlet of Lopperarth, Pennington, a small rural habitation to the outskirts of Ulverston. The property offers a most comfortable well-presented home perfect for a range of buyers including the professional couple or indeed would make it perfect 2nd/holiday home. The lovely accommodation is extremely well presented with light neutral decor and benefits from UPVC double glazing, modern kitchen and bathroom, woodburning stove to lounge and bottle gas central heating system. The property is offered having no upper chain and comprises of combined lounge/dining room, kitchen, ground floor bathroom, and two double bedrooms. The cottage has the advantage of a well presented and good-sized garden to rear which will be appreciated upon inspection. A most comfortable cottage home in an excellent rural location close to the popular market town of Ulverston and with easy access to the A590 at Swarthmoor towards Barrow in Fumess. Early viewing is invited and recommended.



Accessed through traditional pitched sheltered porch to PVC composite door in woodgrain finish with diamond central pane. Opening into:

**LOUNGE/DINER**

17' 11" x 11' 10" (5.46m x 3.61m)

Open plan staircase to one side with wooden newel post handrail, modern metallic banister rails and open under stairs area maximising usable space. To front of room uPVC double glazed window with window seat. Lovely central fireplace feature with wood edged flagged hearth housing Morso squirrel stove, wooden mantle shelf above and alcove recesses to side. White painted timbers to ceiling and to rear of room as well as stairs in the dining area with space for a family table. Double radiator and curtain covered access to the adjacent kitchen. Pine double fronted wall cupboard houses electric meter and circuit breaker control point.

**KITCHEN**

10' 6" x 6' 6" (3.2m x 1.98m)

Fitted with a range of base, wall and drawer units with granite effect worktop over incorporating stainless steel sink with mixer tap and splash back tiling. Electric hob/oven, recess for fridge and freezer and plumbing for washing machine.

Wall mounted Valliant gas Combi boiler for the heating and hot water systems, uPVC double glazed windows and half-glazed PVC door opening to rear. Tile effect flooring and radiator, overall offering an inviting and well-presented kitchen.

**BATHROOM**

Three piece suite in white comprising of P-shaped bath with curved glass shower screen and mixer tap shower. WC with pushbutton flush and wash hand basin with mixer tap inset to a vanity cupboard with double doors under. Tiling to splashbacks and approximately half of one wall. UPVC double glazed pattern glass window with mirror above, radiator and towel rail with hooks to one wall. A well-appointed ground floor bathroom.

**FIRST FLOOR LANDING**

Open stairs from dining room with wooden handrail, metal banister rails, uPVC double glazed window to stairwell and modern wooden doors to bedrooms.



**BEDROOM**

8' 11" x 10' 8" (2.72m x 3.25m)

Situated to rear of property with double radiator, uPVC double glazed window looking towards garden and gives access to loft.

**BEDROOM**

7' 1" x 12' 1" (2.16m x 3.68m)

Radiator and uPVC double glazed window to front offering pleasant aspect beyond the neighbour cottages towards farmland at the side.

**EXTERIOR**

Shared pathway with neighbouring properties leading to front door. Decorative window box, open shelter porch to front door opening to lounge. Property can also be accessed from kitchen at rear, lower area with right of access across from neighbouring property for removal of bins and wooden cabinet housing gas bottles for heating system. Steps to lower patio area with steps leading up to main garden area. Garden is well stocked with a variety of shrubs and bushes, to top of steps slate shingle pathway and access to wooden deck adjacent to summer house offering a pleasant seating space. Path leads to further upper patio area with garden store and border areas. Offers good degree of sunlight throughout the day and is considered an asset to this charming cottage property.

