

Pennington

£575,000

Hollow Ghyll, Pennington, Ulverston, LA12 7SF

A home of warmth, character and timeless Lakeland charm, Hollow Ghyll is a beautifully converted stone barn that offers the perfect balance of rural tranquillity and modern living. Tucked away in the sought-after village of Pennington and just minutes from the vibrant market town of Ulverston, this is a property that feels both private and well-connected.

The garden at Hollow Ghyll has been thoughtfully arranged into a series of distinct and versatile areas, creating a space that encourages both relaxation and discovery. With lawned sections, a stone-effect paved patio, and areas rich in planting, it offers year-round interest and is a welcoming haven for wildlife.

Practical features include a store and adjoining workshop space, along with ample parking.

Quick Overview

- Detached Stone Barn
- Four Double Bedrooms
- Three Reception Rooms
- Farmhouse-Style Kitchen
- Mature Gardens
- Garage And Ample Parking
- Landscaped Gardens
- Fabulous Countryside Views
- Lovely Village Setting
- Superfast Broadband

4 2 3 E Superfast Off Road Parking



Kitchen



Kitchen



Lounge



Dining Area

Nestled in the Ulverston countryside, Hollow Ghyll is a stunning barn conversion that effortlessly blends traditional character with contemporary comfort. Set within beautifully landscaped gardens and framed by rolling countryside views, this exceptional home extends to over 2,850 sq ft, offering generous, flexible living spaces for modern family life.

The ground floor is designed for both comfort and entertaining, featuring three versatile reception rooms. Relax by the wood burning stove in the cosy living room, find a quiet moment in the snug or study, or enjoy meals with friends and family in the dining room, which flows seamlessly to the garden on summer evenings. At the heart of the home, a farmhouse-style kitchen with a 4 oven AGA and integrated sound system provides the perfect hub for casual dining, lively gatherings, or simply unwinding after a day exploring the fells. A utility room, cloakroom, guest bedroom, and family bathroom complete this level, offering practicality alongside charm.

Upstairs, three generously proportioned double bedrooms and a family bathroom are complemented by a stunning vaulted entertainment suite with exposed beams, a flexible, jaw dropping space, that could serve as a fifth bedroom, cinema room, or creative studio. We will leave it to you to decide.

Outside, the gardens are a true extension of the home. Lawns, patio areas, and mature trees create tranquil spaces for al fresco dining, summer entertaining, or simply soaking up the serenity of the landscape. A workshop space and ample parking ensure practicality alongside the property's undeniable charm.

Hollow Ghyll is more than a house, it is a lifestyle. A home of warmth, versatility, and enduring character, perfectly suited to family life, entertaining, and embracing the very best of Lakeland living.

Location

Pennington offers the charm of a village setting while remaining just a short drive from Ulverston – a town celebrated for its independent shops, eateries and thriving community. The Lake District National Park lies within easy reach, providing endless opportunities for adventure, while the A590 ensures excellent connectivity to the wider region.

What3words -

<https://what3words.com/cavalier.probably.reframe>



Hallway



Family Bathroom



Bedroom Four



Master Bedroom



Bedroom Two



First Floor Family Bathroom

Accommodation with approximate measurements

Ground Floor

- Entrance Hall 3' 2" x 7' 6" (0.97m x 2.29m)
- Ground Floor WC 4' 4" x 4' 9" (1.32m x 1.45m)
- Bathroom 8' 6" x 12' 11" (2.59m x 3.94m)
- Bedroom Four 12' 00" x 11' 11" (3.66m x 3.63m)
- Living Room 12' 11" x 18' 3" (3.94m x 5.56m)
- Dining Room/Snug 17' 6" x 13' 10" (5.33m x 4.22m)
- Study 10' 8" x 9' 10" (3.25m x 3m)
- Kitchen 16' 9" x 14' 2" (5.11m x 4.32m)
- Utility Room 11' 1" x 8' 6" (3.38m x 2.59m)
- Store 8' 1" x 10' 1" (2.46m x 3.07m)
- Garage 14' 0" x 10' 2" (4.27m x 3.1m)

First Floor

- Landing 9' 4" x 10' 9" (2.84m x 3.28m)
- TV and Hobby Room 22' 00" x 14' 4" (6.71m x 4.37m)
- Bedroom Two 12' 7" x 10' 1" (3.84m x 3.07m)
- Bedroom Three 12' 7" x 8' 4" (3.84m x 2.54m)
- Bedroom One - Master Bedroom 16' 6" x 12' 6" (5.03m x 3.81m)
- Bathroom 7' 10" x 11' 9" (2.39m x 3.58m)
- Hallway 3' 0" x 4' 1" (0.91m x 1.24m)
- Storage 5' 9" x 9' 0" (1.75m x 2.74m)

Services

Oil heating, mains water and electricity, septic tank private drainage (located in field rear of the property). Please note that due to updated regulations for septic tanks and private drainage facilities, interested parties may wish to seek independent advice on the installation. We can recommend several local firms who may be able to assist.

Tenure

Freehold (Vacant possession upon completion).

Council Tax

Council Tax Band F Westmorland and Furness

Viewings

Strictly by appointment with Hackney & Leigh.

Material information

There is a right of access across front yard for Low Greaves House

Energy Performance Certificate (EPC)

The full Energy Performance Certificate is available on our website and also at any of our offices.



TV and Hobby Room



TV and Hobby Room



Garden Patio Area



Garden Area



Garden Area

Rental Potential

If you were to purchase this property for residential lettings we estimate it would achieve POA. For further information and our terms and conditions please contact the Office.

Anti-Money Laundering Check - (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60.00 (inc. VAT) per individual or £50.00 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (incl. vat).

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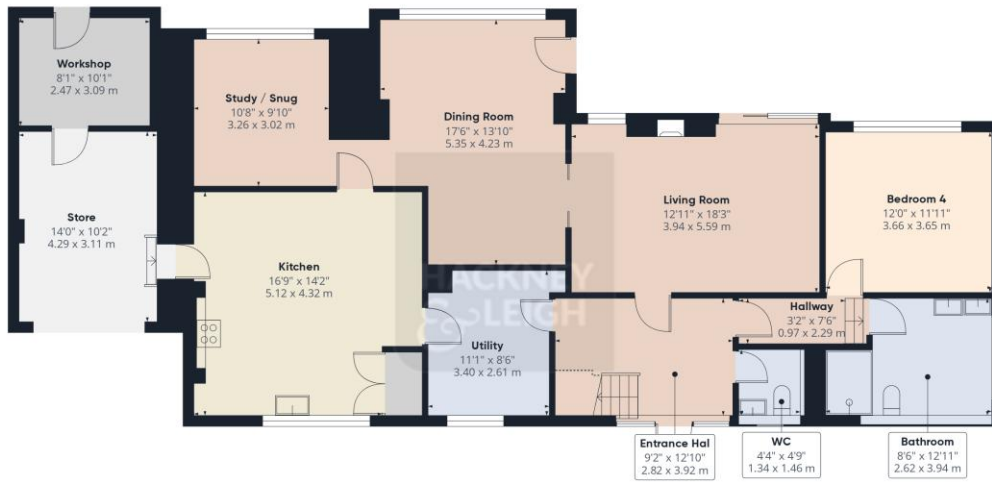


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Floor 0



Floor 1

Approximate total area⁽¹⁾
2854 ft²
265 m²

Reduced headroom
227 ft²
21.1 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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