

EXTERNALLY

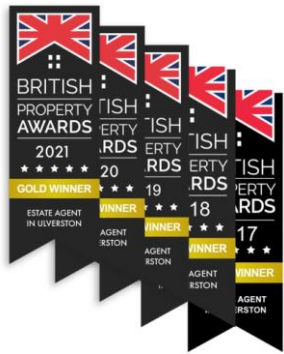
This versatile property is adjacent to the A590 and has a front forecourted garden area, with low retaining wall that is well stocked with a variety of mature shrubs and bushes and offers gated pedestrian access to the front porch. To the side of the property there are a set of large wooden gates that provide vehicular access to the gravel driveway, turning area, garage/workshop and secure off-road parking. A raised garden area to the side of the drive has a lawn, espalier fruit trees and a decorative gazebo with seating area.

GARAGE/WORKSHOP

A most useful and spacious building, the garage is accessed by twin wooden doors to the driveway and a single door to the rear courtyard garden area. The garage has both power and light and could be easily converted to provide annexe accommodation or a self-contained office space by incorporating the adjoining WC into the building.

REAR COURTYARD GARDEN

The rear garden area is fully enclosed with stone walling, wooden fencing and a secure wooden gate. The limestone patio and brick set pathway provides a sheltered space for alfresco dining with easy access from the kitchen. There is a small lawed area and a border of mature shrubs and a useful WC with wash basin and adjacent potting shed/greenhouse. To the side of the property there is a large covered area, with light and power that is currently utilized as a storage area, but could also be used as a covered play area, outdoor games or garden room.



**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.



£450,000



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2



GARAGE & PARKING

# Pennington Church Farmhouse, Ulverston Road,

For more information call **01229 314049**

2 New Market Street  
Ulverston  
Cumbria  
LA12 7LN

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



An imposing, detached limestone/sandstone farmhouse, one of four farmhouses in Lindal village that were built for the Duke of Buccleugh in 1882.

Situated in a prominent position, adjacent to the A590, this superb property is currently a spacious family home but has development potential for conversion into several, smaller, self-contained properties/apartments, creation of office space or a B&B subject to obtaining relevant planning consents.

With an excellent standard of presentation throughout, the property has been sympathetically renovated with many traditional features retained. Period features include original flooring to most of the rooms, stripped wood internal doors and traditional Larder Room.

The farmhouse has gas-fired central heating and uPVC double glazing and briefly comprises of two well-proportioned reception rooms, large dining kitchen, larder/utility room, 5 double bedrooms, family bathroom, additional shower room and partially converted basement.

Externally the property benefits from secure, gated off-road parking, a large garage/workshop, additional covered storage area and attractive, enclosed garden areas to the side and rear. This impressive property is highly recommended for internal inspection and is ideal for the family buyer or investor.



#### DIRECTIONS

From the offices of JH homes proceed to the top of Market Street and turn left onto Queen Street. At the traffic lights turn right joining the A590 heading towards Barrow-in-Furness. Continue out of Ulverston and through Swarthmoor. Carry on and upon entering the village of Lindal, Pennington Church Farmhouse is situated on the right hand side, just before the pedestrian crossing.

#### GENERAL INFORMATION

**TENURE:** Freehold

**COUNCIL TAX BAND:** E

**LOCAL AUTHORITY:** Borough of Barrow - in-Furness

**SERVICES:** Gas, electricity and water with drainage to the main sewer









The property is accessed from a traditional style half glazed front door opening to the front entrance porch.

**PORCH**

The porch has a terrocotta tiled floor, narrow side windows with sandstone detailing and the original wooden front door that opens to the entrance hallway.

**ENTRANCE HALL**

A spacious and impressive entry point to the property retaining many of the original decorative features of the house such as terracotta and cream floor tiles, coving and hat/coat hooks. The hallway provides access to both of the reception rooms and the far door leads to the rear hallway and kitchen areas. A painted wooden staircase leads to the first floor.

**LIVING ROOM/DINING ROOM**

13' 9" x 15' 10" (4.19m x 4.83m)  
To the right of the entrance hall is a formal living room that is currently utilised as a home office. With twin uPVC double glazed windows to the front elevation overlooking the garden, this lovely room has an impressive central fireplace feature with overmantle mirror and slate hearth that currently houses a Stovax wood burning stove. The room is of excellent proportions, with decorative coving, power sockets, TV point and WIFI connection. Although currently carpeted the original wood floorboards have been retained in good condition if preferred.

**LIVING ROOM/FAMILY ROOM**

18' 1" x 16' 11" (5.51m x 5.16m)  
To the left of the entrance hall is the larger living room with triple uPVC double glazed windows to the front aspect. This impressive, well-proportioned room continues the original terracotta and cream floor tiles that are present in the entrance hallway. The central feature of the room is a natural stone fireplace, with chunky wood mantle and inset coal effect gas fire. To either side of the fireplace are the original, substantial white painted alcove cupboards and drawers, an attractive and useful feature of the room. The room has two ceiling light points, TV aerial point, ample power sockets and two double radiators.

**DINING KITCHEN**

18' 2" x 15' 0" (5.54m x 4.57m)  
A most impressive and spacious family kitchen with traditional slate flagged floor. The kitchen is of excellent proportions being of a farmhouse style with ample space for a large table to the centre of the room. Fitted with a range of base and wall units with solid pine doors, complemented with granite effect worksurface, inset single drainer bowl and half sink unit with mixer tap, electric hob, low level fan oven and built in dishwasher. An interesting feature to the room is the former fireplace recess which is currently used to house logs. UPVC double glazed window looks out to the rear courtyard garden and internal doors offer access to the living room/family room and rear hallway. Substantial wooden door offers access to the rear porch.



**REAR PORCH**

The rear porch has the original slate flagged floor, Velux rooflight, uPVC window to the side garden and traditional wooden door to the rear courtyard garden. Borrowed light is offered to the rear hallway through an original, single glazed wooden sash window. An excellent space used as the families main entry to the property with space for storage of shoes and outdoor clothing.

**LARDER/UTILITY ROOM**

14' 2" x 10' 1" (4.32m x 3.07m)  
This spacious room retains all the traditional features of a Victorian Larder room; slate cold slabs, multi-level wooden shelving and even meat hooks in the ceiling! Updated with modern base units and worksurfacing with inset stainless steel sink. There is room for a fridge freezer and plumbing for a washing machine and tumble dryer. There is a uPVC double glazed window to the rear driveway, central heating radiator and high level cupboard with electric circuit breakers.

**CELLAR/BASEMENT**

20' 6" x 15' 9" (6.25m x 4.8m)  
This is a most spacious and useful area that is currently utilised as a home gym. The room offers a superb opportunity for a variety of uses including a home cinema, children's play area or home office, being directly below the WIFI connection point in the living / dining room above. There are two uPVC double glazed windows and a central heating radiator, as well as power and light. An adjacent smaller room with a uPVC window offers further storage space. Currently undeveloped, it has electric light and power.

From the entrance hall the staircase leads to the first floor, being wide and impressive with wooden handrails and painted newel posts and spindles. There is a return at the three-quarter landing with a large uPVC double glazed window that allows light to flood into the centre of the house. The main landing offers access to all five bedrooms, the family bathroom and shower room. There is also access to the loft, which has a drop down hatch and integral pull down ladder. The loft area offers additional storage as the majority of the central space is boarded and potential for further development subject to achieving the required permissions.

**BEDROOM**

16' 7" x 14' 9" (5.05m x 4.5m)  
The room offers a most generous double bedroom with traditional cast iron fireplace feature. The room has a large double radiator, power sockets, stripped wood flooring and a light natural décor that makes an excellent master bedroom. UPVC double glazed window to the front elevation has a lovely aspect beyond the A590 towards adjacent farmland and garden space.

**BEDROOM**

12' 11" x 10' 1" (3.94m x 3.07m)  
Further good bedroom ideal as a large single or smaller double. There is central heating radiator, power sockets and ceiling light point. UPVC double glazed window to the front elevation offering an outlook as bedroom one.

**BEDROOM**

13' 5" x 12' 10" (4.09m x 3.91m)  
This is a generous double bedroom that has a light décor theme with a double central heating radiator, central ceiling light point and feature cast iron style fireplace. UPVC double glazed windows to the front again offering the aspect as the previous bedrooms.

**BEDROOM**

13' 2" x 9' 2" (4.01m x 2.79m)  
Double bedroom which is currently used as a craft/hobby room. There is a double central heating radiator, power sockets and a ceiling light. UPVC double glazed window to the rear elevation.

**SHOWER ROOM**

9' 5" x 4' 5" (2.87m x 1.35m)  
The modern shower room comprises of a three-piece suite with wash hand basin inset to a vanity unit with storage cupboard, adjacent to which is a low flush WC with concealed cistern. The glazed sliding door provides access to a large walk in shower cubicle with thermostatic shower and ducted extraction. Inset LED ceiling lights, oversized metro style wall tiles, wood effect floor tiles and a centrally heated towel rail complete the room.

**BEDROOM**

15' 9" x 10' 0" (4.8m x 3.05m)  
Excellent double bedroom with traditional cast iron fireplace feature. A traditional built in cupboard houses the Ideal gas boiler for the central heating and hot water systems, as well as a pressurized hot water tank and shelf space for linens. UPVC double glazed window overlooking the rear garden.

**BATHROOM**

12' 3" x 7' 8" (3.73m x 2.34m) widest point  
'L'-shaped room, fitted with a white, traditional style heritage suite, comprising a large panelled bath with glazed shower screen, an over the bath thermostatic shower with traditional style taps and a matching pedestal wash basin and low flush WC. UPVC double glazed window to the side, oversized metro tiles to match the shower room and a wood effect tiled floor. In addition, there is ducted extraction and a large ladder style radiator. Excellent family bathroom.