Walthwaite Howe, Pennington, Ulverston, Cumbria, LA12 0JP

An outstanding detached home in a fantastic elevated location offering superb panoramic views over the whole area and bay. There are four bedrooms, two en-suite, four reception rooms including a superb conservatory. There is further potential for additional bedrooms to attic. Externally there are large gardens, ample parking, double garage and some of the best views in the area, simply excellent.

£695,000
This is an outstanding detached family home situated in a magnificent elevated position that offers unrivalled panoramic views around the whole Furness Peninsular, Morecambe Bay and beyond. The property which was built over the last ten years redeveloped from a former barn. The property offers four main bedrooms with two en-suites, family room, ground floor conservatory, dining room and first floor lounge to take advantage of the stunning views and in addition a fully floored attic area accessed via a folding ladder which could be further developed to create additional bedrooms if required. Finished to the highest standard with wooden double glazing, oil fired central heating and an excellent standard of presentation throughout with quality kitchen and sanitary ware fittings. 

Set on a most generous plot with extensive gardens mainly to the front offering the stunning views with a private and large decked area to the side and to the rear, a detached double garage. In addition there is an excellent amount of additional parking to the driveway at the front of the property.

This is an exceptional executive home in a fabulous location in a small hamlet to the outskirts of Pennington. The property and location must be viewed to be appreciated.

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DIRECTIONS
Proceeding from Ulverston towards Barrow in Furness on the A590 upon reaching Cross-a-moor take the right hand turning sign posted to Pennington. Continue to follow this road past the school and church and as the road proceeds down the hill and over the bridge take the next available right hand turning after the farm buildings. Continue along this road for approximately 0.7 miles and the property is situated on your left hand side.

ACCOMMODATION
The property is approached via wooden gated access to ample off road parking. The off road parking provides further access to a stone paget front patio area and stone paved steps leading up to the front door. A wooden front door opens on to the entrance porch.

ENTRANCE PORCH
The entrance porch has two double glazed windows to the front aspect and opens onto the reception hallway while providing a suitable storage area for shoes and coats.

RECEPTION HALLWAY
The reception hallway provides a spacious entrance to the property and provides further access to the kitchen, dining room, master bedroom, utility room, ground floor WC and stairs to the first floor. The reception hallway also provides power point and a double panel radiator and has been lightly decorated and finished with coving to the ceiling.

GROUND FLOOR WC
2'10" (0.88m) x 9'1" (2.79m) reducing to 6'0" (1.84m) This room contains a low level WC and pedestal wash hand basin along with overhead lighting, extractor fan and wall mounted single panel radiator.

KITCHEN
15'5" (4.72m) x 13'6" (4.11m) This is a bespoke solid oak kitchen built to specification for the current vendor.
The kitchen provides a three sided surface with fitted base and wall units providing drawer and cupboard storage. Further to this there is a central island with further work surface and storage units. The kitchen has two double glazed windows to the front aspect and a further double glazed window to the side providing fantastic views across adjacent fields and down towards Morecambe Bay and beyond.

The kitchen has a built-in five ring gas hob fed by bottled Calor Gas and with extractor hood over. The kitchen also provides a built-in oven and grill, built-in fridge and dishwasher and further built-in microwave. The kitchen has vinyl flooring throughout and further display cabinets along with recessed spotlights to the ceiling, power points and low level grill providing heating.

The kitchen provides an easily workable spacious area benefiting from views and providing an open archway to the family room and doorway access to the side garden.

**FAMILY ROOM**
15'6" (4.72) x 13'11" (4.26m) Situated to the rear of the property the family room provides a spacious reception area which has been neutrally decorated and finished with coving to the ceiling. The room currently houses a settee, two arm chairs and a table with four chairs providing an ideal reception/entertaining area connected to the kitchen. The family room provides TV, power and phone points along with fitted surround sound system and a double panel radiator along with overhead lighting and further double doors providing access to the conservatory.

**CONSERVATORY**
12'0" (3.67m) reducing to 9'1" (2.78m) x 11'7" (3.55m) The conservatory is situated to the side of the property and provides three quarter height double glazing to all sides and a wooden finish to the roof. The conservatory provides further access to the decked area and looks out across the gardens to fantastic panoramic views across fields down to Morecambe Bay.

The conservatory provides an ideal space for relaxing or as a retreat and currently houses a settee and armchairs along with a double panel radiator and central lighting.

**DINING ROOM**
13'0" (3.97m) x 13'11" (4.25m) The dining room is situated to the front of the property and provides ample space for a dining table and six chairs. The room has been finished with painted decoration and coving to the ceiling and provides a good sized reception room suitable for private use or entertaining.

The room has TV and power points along with a built-in speaker system and also benefits from double glazed windows to the front aspect providing wide ranging views over fields and further central lighting along with two double panel radiators.

**BEDROOM ONE**
15'5" (4.70m) x 13'11" (4.25m) The master bedroom is situated to the ground floor and provides a large spacious double bedroom which has been neutrally decorated and finished with coving to the ceiling. The bedroom has double glazed windows to the side and rear aspect and provides ample space for further storage furniture including wardrobes and chest of drawers.

The room has been serviced with TV, phone and power points along with central lighting and provides further access to an en-suite facility and dressing area/walk-in wardrobe.

**DRESSING AREA/WALK-IN WARDROBE**
4'2" (1.29m) x 4'10" (1.49m) This room is currently utilised as a walk-in wardrobe but could also be used as a dressing area.

**EN-SUITE**
8'2" (2.50m) x 8'3" (2.53m) The en-suite provides a spacious room with five piece suite which includes a corner bath with matching side panel and mixer tap, shower cubicle, low level WC, bidet and pedestal wash hand basin. The en-suite has full height tiling throughout along with further tiling to the floor and recessed spotlights to the ceiling. The room also provides a full height heated towel rail, built-in speaker system and extractor fan along with double glazed window to the rear aspect. There is under floor heating.
UTILITY ROOM
4'11" (1.50m) x 9'1" (2.79m) The utility room currently houses the washing machine, dryer and separate fridge and freezer. The room is utilised as storage and provides further housing for the oil fired boiler as well as a single sink and cupboard storage. The room has vinyl flooring throughout and fluorescent strip lighting to the ceiling along with power points.

STAIRCASE
Stairs from the reception hallway provide access to the first floor landing.

FIRST FLOOR LANDING
The first floor landing is a good size balcony landing providing further access to the lounge, three bedrooms, bathroom and separate WC.

LOUNGE
15'6" (4.72m) x 27'6" (8.40m) The lounge is a spacious and light full length reception room providing double glazed windows to the front, rear and side aspects with wide ranging panoramic views across adjacent fields down towards Morecambe Bay and incorporating views to Ingle Borough and Blackpool on a clear day. The room centres around a large stone built open fireplace with slate display hearth, recessed shelving and solid wood mantel. The lounge provides wooden beams to the ceiling and has been finished with further coving and the room provides ample space for two settees and further display furniture.

The room provides a large entertaining or reception space and has been finished with recessed spotlights to the ceiling along with two ceiling mounted lights and further wall mounted lighting and the room has also been provided with TV and power points and two double panel radiators.

BEDROOM TWO
15'5" (4.70m) x 13'11" (4.25m) including en-suite. The second bedroom is a further large double bedroom with neutral decoration and coving to the ceiling. The room provides ample floor space which currently houses a wardrobe, two chest of drawers and two separate bedside cabinets. The room has a double glazed window to the side aspect and provides further access to an en-suite facility.

The bedroom has been finished with overhead lighting, TV and power points and a double panel radiator.

EN-SUITE
The en-suite comprises of a shower cubicle with Mira Event power shower and full height panelling. There is also a low level WC and pedestal wash hand basin with wall mounted mirror and built-in light. The en-suite has a double glazed window to the rear aspect and shaver point along with recessed spotlights to the ceiling and a single panel radiator.

BEDROOM THREE
13'0" (3.97m) x 13'11" (4.25m) The third bedroom is a further large double bedroom situated to the front of the property with double glazed windows to the side and front aspect providing further wide ranging views over adjacent fields. The bedroom has been finished with neutral painted decoration and coving to the ceiling while still providing space for a wardrobe and chest of drawer furniture. The room has been finished with central lighting, double panel radiator and TV and power points.

BEDROOM FOUR
14'9" (4.50m) x 9'1" (2.79m) The fourth bedroom is a further double bedroom with built-in wardrobes to one side providing further storage and housing the hot water cylinder. The room has two double glazed windows to the front aspect both benefiting from fantastic views across adjacent fields and down towards Morecambe Bay and beyond. The room has been finished with coving to the ceiling and painted decoration and further provides loft hatch access to the ceiling leading to a boarded loft and further loft rooms. The bedroom has been finished with central lighting, power point and a double panel radiator.

BATHROOM
8'2" (2.50m) x 8'3" (2.53m) The bathroom provides a spacious family bathroom comprising of a modern five piece suite. The bathroom includes a low level Jacuzzi bath with mixer tap, shower cubicle with Mira Event power shower, low level WC, pedestal wash hand basin and low level bidet.

The bathroom has full height panelling to the shower and a double glazed window to the rear aspect along with a full height heated towel rail, shaver point and extractor fan.
The room has been finished with recessed spotlights to the ceiling and a vanity mirror with built-in light.

**SEPARATE WC**
This comprises of a low level WC and pedestal wash hand basin along with a single panel radiator, extractor fan and overhead lighting.

A loft hatch to the ceiling in bedroom four provides laddered access to the loft rooms.

**LOFT ROOM ONE**
15'7" (4.76m) x 12'3" (3.75m) This room provides a further storage or work area with double glazed Velux window to the rear aspect and fluorescent strip lighting to the ceiling. The room also has a double panel radiator and access to eaves storage and could be incorporated into the main body of the property by the addition of a further flight of stairs.

**LOFT ROOM TWO**
15'4" (4.69m) reducing to 13'1" (3.99m) x 12'0" (3.65m) with reduced head height. This is the central loft room providing access to a further three storage areas and benefiting from a double glazed Velux window to the rear aspect. The room has a double panel radiator fitted and fluorescent strip lighting to the ceiling. This room could also be used as further storage or a workspace or incorporated back into the main property.

**LOFT ROOM THREE**
15'7" (4.76m) reducing to 13'2" (4.03m) x 19'8" (6.00m) with reduced head height. This is a further large loft room providing ample storage or workspace and a double glazed window to the rear aspect. The room has wooden beams to the ceiling and a double panel radiator along with fluorescent strip lighting to the ceiling.

**LOFT ROOM FOUR**
7'11" (2.42m) x 7'6" (2.30m) Accessed from the second loft room this room provides a further storage area with wooden beams and fluorescent strip lighting.

**EXTERNALLY**
The property is approached via gated access leading to ample off road parking. The parking borders onto a stone paved patio/seating area to the front of the property with further stone paved steps leading to the front door.

To the right hand side of the off road parking is a gravel garden with shrubs and grasses and to the left hand side is a lawned front garden with built-in sprinkler system and paved area serviced by water and power suitable for erecting a summer house.

The front garden is surrounded by planted raised borders containing bushes and shrubs and borders onto adjacent fields to the front. Further to the front of the garden is a meadow garden area and to the rear is a stone paved seating area and stone flagged steps leading back up to the front patio through further planted borders. The stepped pathway provides brick lighting set into the steps, wall and parking area which do require connection.

To the side of the property is a decked area utilised as a patio seating area providing fantastic wide ranging panoramic views over adjacent fields and down towards Morecambe Bay and beyond to Blackpool and Ingle Borough in the distance.

The decking has built-in lighting and further purple lighting to the steps along with planted wooden borders and a corner water feature. The decking also provides further access to the conservatory and onto the rear garden.

To the rear of the property is a raised gravelled garden with stone steps leading through further planted borders to a stone flagged seating area adjacent to the detached garage. This area has external power and lighting and also leads to a rear gated access and further gravelled off-road parking.

**GARAGE**
21'3" (6.49m) x 20'10" (6.36m) This is a detached double garage which has two up and over door access points. The garage has been serviced by electric light, power and water and has a vaulted ceiling providing further storage. The garage can be used for housing two vehicles or as a storage area or workshop and provides external lighting to the front and rear.

**VIEWING**
Strictly by appointment with Poole Townsend.
Additional information and viewing

Council Tax Band:
Local authority:

Viewing strictly by appointment with Poole Townsend.
Barrow  (01229) 811811
Dalton  (01229) 461362
Ulverston  (01229) 588111
Grange  (015395) 33316
Milnthorpe  (015395) 62044
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The Agents endeavour to make their sales details correct, however, intending purchasers and their conveyancers should satisfy themselves by inspection or otherwise as to their accuracy, especially where statements have been made by the Agents to the effect that the information has not been verified.

PLEASE CONTACT THE AGENTS BEFORE TRAVELLING ANY DISTANCE OR VIEWING PROPERTIES TO CHECK AVAILABILITY AND CONFIRM ANY POINT WHICH MAY BE OF PARTICULAR IMPORTANCE.

Please note that the room measurements within this set of Sales Particulars have been taken and recorded using a laser measuring device and therefore there may be some distortion with regards to the readings.
We do not guarantee the accuracy of the measurements.

YOUR MORTGAGE ARRANGEMENTS
Poole Townsend Solicitors are able to help you choose from the many mortgage and life insurance products available. Please contact one of our Independent Advisers for an appointment.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

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