

£495,000



2



5

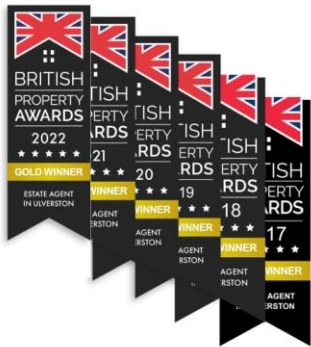


1



PARKING & DOUBLE GARAGE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



# Pennington Croft, The Green, Lindal, LA12 0LX

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)

**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.



This is a fabulous barn conversion situated in a discrete position just before the picturesque Village Green, in the popular village of Lindal-in-Furness. Pennington Croft is a spacious property the true size of which will only be appreciated only upon internal inspection, the versatile accommodation offers four or five bedrooms two large reception rooms plus a dining kitchen has off-road parking and a barn style garage and workshop, with an excellent garden to the rear. The property has gas fired central heating, double glazing and the discrete position is a particular bonus. The village itself has primary school and offers superb access directly to the A590 for travel to Ulverston or Barrow-in-Furness. In all an excellent and spacious property that is well presented and reluctantly offered for sale due to relocation. Early internal viewing both invited and recommended to appreciate the spacious and comfortable accommodation.



#### DIRECTIONS

Upon entering Lindal from Ulverston, turn right onto The Green which is just after the pedestrian crossing. At the front of The Green opposite the hair salon are a set of brown gates between two properties, proceed up here and the property can be found at the end of this lane facing you Pennington Croft with the property at the top of this access way.

The property can be found by using the following "What Three Words"  
<https://what3words.com/prestige.hurtles.slyly>

#### GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: E

LOCAL AUTHORITY: Barrow Borough Council

SERVICES: Mains drainage, gas, water and electricity are all connected.









Accessed through a composite door with double glazed inserts, opening into:

#### **ENTRANCE VESTIBULE**

Quarry tile floor with further part glazed door opening into:

#### **HALLWAY**

A most spacious entrance hall being a most impressive entry point to the property with the staircase to the end returning to the upper floor and doors offering access to a spacious under stairs storage area. There is a double central heating radiator, ceiling light point and door to a ground floor WC and a cupboard with window and fitted coat hooks. Additional doors connect to the Lounge, Dining Room & Dining Kitchen.

#### **WC**

5' 5" x 2' 6" (1.65m x 0.76m)

Fitted with a two-piece suite comprising of WC and wash hand basin. Radiator, half tiling to walls, ceiling light point and double glazed window.

#### **LOUNGE**

13' 3" x 24' 1" (4.04m x 7.34m)

The lounge is of excellent proportions and has two large double glazed uPVC windows with window seats to the rear elevation by offering a lovely aspect over the rear garden and in addition a set of uPVC double glazed French doors offering direct access to the rear garden. The room has feature deep beam features to the ceiling and a fantastic central fireplace feature with a stone pointed fireplace with recessed displays and a substantial wooden mantel shelf and further slate lintel to the wood burning stove which sits on a slate hearth. Then the room has central heating radiators and ample electric light and power. An excellent family room.

#### **KITCHEN/DINER**

10' 4" x 24' 1" (3.15m x 7.34m)

This is an excellent feature of this lovely home and is of spacious proportions and has defined dining and kitchen areas.



#### **Kitchen Area**

Fitted with a range of base, wall and drawer units with patterned work surfacing incorporating sink and drainer with swan necked mixer tap with tiled splashback to the upstands and windowsill. Freestanding range cooker with seven gas burners, two ovens, grill and warming drawer with canopy cooker hood over. Recess for fridge freezer, feature dresser style display unit, built-in dishwasher, washing machine and work surface extending to create a breakfast bar seating area. Floor standing gas boiler for the central heating and hot water systems, inset lighting and tiled floor.

#### **Dining Area**

Ample space for a family size table, radiator and there are two large uPVC double glazed windows to the front elevation both looking to the front terrace garden area.

#### **DINING ROOM/FAMILY ROOM**

23' 11" x 14' 8" (7.29m x 4.47m)

Three substantial timber beam features to ceiling, uPVC double glazed window to the front elevation with deep sill and matching window to the rear plus a fully glazed door offering access to the rear garden. Stone built feature bar, two radiators, five wall light points and power sockets.

#### **FIRST FLOOR LANDING**

Spacious half landing with uPVC double glazed window with a lovely aspect to the garden, the main landing offers access to the bedrooms, bathroom and games room.

#### **GAMES ROOM**

23' 11" x 14' 8" (7.29m x 4.47m)

Excellent proportions with high vaulted and pine dad ceiling offering exposed truss beams and inset lights as well as spotlight clusters. Could offer super potential to create a large bedroom with the additional benefit of plumbing available for connection to create an en-suite.

#### **BEDROOM**

11' 10" x 11' 5" (3.61m x 3.48m) widest points

Double room situated to the front of the property and has uPVC double glazed window with deeper sill offering a pleasant aspect down to the front terrace garden, garage and neighbouring properties. Radiator, power sockets and set of double doors to a useful shelved storage cupboard.

#### **BEDROOM**

8' 9" x 10' 7" (2.67m x 3.23m)

Double room currently utilised as a home office/dressing room and has a large uPVC double glazed window to the rear with deeper sill looking directly to the rear garden. Set of louvre doors providing access to a wardrobe with hanging rail and storage shelf, radiator and power sockets.

#### **BEDROOM**

10' 11" x 9' 8" (3.33m x 2.95m)

Further double room situated to the front with uPVC double glazed window, deeper sill and offering a pleasant aspect over the garage building and neighbouring properties. Set of double doors to a built-in wardrobe with hanging rail and shelving, radiator and power sockets.

#### **BEDROOM**

12' 8" x 11' 5" (3.86m x 3.48m) widest point

Currently dressed as a good-sized single room, uPVC double glazed window to the rear with deeper sill offering a lovely aspect to the rear garden. Louvered doors to a built-in wardrobe with hanging rail and shelving, radiator and power sockets.

#### **BATHROOM**

7' 6" x 8' 8" (2.29m x 2.64m)

Four-piece suite in white comprising of WC, quadrant shower cubicle with thermostatic shower and tiled surround, panelled bath with tiled surround and pedestal wash hand basin. UPVC double glazed window to the front with patterned glass pane and tiled sill, radiator and woodgrain effect tile flooring. Door provide access to the airing cupboard with hot water storage tank and shelves airing space.

#### **EXTERIOR**

To the front of the property is a shared driveway in front of the garage/workshop. Beyond the garage is a path to the front door of the property. Good-sized patio seating area which is partially flagged, with a further concrete area for seating to the perimeter of which is a variety of mature shrubs, bushes and plants. To the right hand side of the front door is a further garden area with slate flags and further borders with mature shrubs and bushes.

To the rear of the property is a lovely, enclosed garden which is on two main levels. The larger lower level has access to the dining room or lounge. To the side is a further seating area and beyond this there is a lovely recently created Japanese style garden area with recirculating water feature, an area of grass behind a low retaining wall with a variety of shrubs and bushes to the perimeter. Proceeding from here through an arbour there are steps leading to an upper garden area. This area has a large gravel seating area, shrubbery with a variety of mature shrubs and bushes.

#### **GARAGE/WORKSHOP**

Stone-built building with pitched roof and double width roller door. Electric light, water tap, power and to the side is a former cattle stall area utilised general workshop and storage space with mezzanine loft area above and window to the front.