

JH
Homes

£450,000



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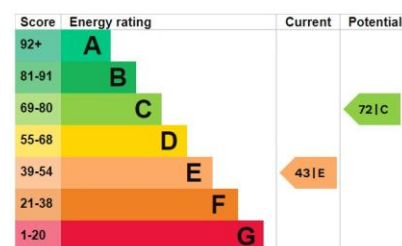
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GARAGE &
PARKING



Estate Agency Act 1979

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JH
Homes

Smithy Cottage, Pennington, Ulverston, LA12 7NY

For more information call **01229 445004**

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www.jhhomes.net or contact@jhhomes.net

Situated in this pleasing rural position to the outskirts of Ulverston, this beautiful property offers versatile accommodation suitable to a range of buyers. With good off-road parking, pleasant gardens bordered by farmland, excellent garage and workshop space as well as oil fired central heating and double glazing. Well presented and benefits from majority recently carpeted and neutral décor. Comprising of porch, hall, kitchen, lounge, shower room, dining room, master bedroom with en suite, further bedroom with loft room access, lower ground floor with two further double bedrooms, bathroom and utility. The hamlet has a nearby primary school and good access to the A590 to Ulverston and Barrow-in-Furness. A lovely home offered for sale with vacant possession and No upper chain with early viewing invited.



DIRECTIONS

From the Cross-a-Moor round about at Swarthmoor turn right towards Pennington. Pass Pennington Primary School and follow the road passing MGF Motors, right over the bridge and proceed to the dip where Smithy Cottage can be found on the right.

The property can be found by using the following "What Three Words"
<https://what3words.com/actor.courier.denim>

GENERAL INFORMATION

TENURE: Freehold
COUNCIL TAX: F
LOCAL AUTHORITY: Westmorland & Furness Council
SERVICES: Mains electricity and water. Oil central heating with bulk storage tank and drainage to a septic tank.





Accessed through a wooden door with double glazed upper panes and opening into:

PORCH

8' 11" x 5' 4" (2.72m x 1.64m)
Double-glazed window to one side looking down the lower courtyard and garden beyond. Wood grain effect vinyl flooring, radiator, window to ground floor bedroom and multi-pane wood-stained door with access to:

HALL

Radiator, exposed beam and lintel features and double-glazed window with deeper sill. Wood stained doors with latch handles provide access to lounge, shower room, kitchen, bedroom and dining room.

LOUNGE

18' 2" x 14' 9" (5.54m x 4.50m)
Double glazed windows to front, side and rear all offering lovely aspects over surrounding farmland and garden. Central feature, fireplace with flagged hearth and stove. Two ceiling light points, five wall light points, three radiators, electric light and power points.

SHOWER ROOM

7' 6" x 4' 7" (2.29m x 1.41m)
Modern suite comprising of corner shower cubicle with Mira electric shower, WC with push button flush and pedestal wash basin with mixer tap. Modern panelling to splashbacks and shower, wood effect flooring, fitted mirror above the sink, electric shaver point and chrome towel radiator. Spotlight track, extractor fan and sun tube.

KITCHEN

12' 0" x 9' 10" (3.67m x 3.02m)
Fitted with a range of base, wall and drawer units with complementary work surface over incorporating one and a half bowl sink and drainer with mixer tap and tiled splashbacks. Double glazed window with tiled sill offering a lovely aspect over farmland beyond the property boundary. Integrated appliances include Hygena double oven, fridge, Neff hob with cooker hood over and built-in dishwasher. Inset lights to ceiling, under counter lighting, wood grain effect flooring and kick space heater.

INNER HALL

Door to useful storage cupboard, timber features to ceiling and access to dining room and ground floor bedroom.



DINING ROOM

11' 1" x 10' 0" (3.38m x 3.06m)
Timbers to ceiling, radiator and ceiling light point. Double-glazed window to side offering a lovely aspect over the garden to the farmland beyond, latch handle door to staircase and further door to master bedroom.

BEDROOM

13' 8" x 9' 5" (4.18m x 2.88m)
Double room with double glazed windows to front and porch with deep sills, exposed beams, open under stairs area, ceiling light points, wall light point and power sockets. Door to staircase to loft room.

LOFT ROOM

11' 7" x 9' 3" (3.55m x 2.84m) plus eaves
Velux roof window, double glazed window to gable offering a lovely aspect, some reduced head height, ample power sockets, radiator and fluorescent strip lighting.

MASTER BEDROOM

14' 3" x 13' 1" (4.36m x 4.00m)
Good sized double room with two double glazed windows to rear and side offering a lovely aspect over the garden and farmland beyond. Door to walk-in wardrobe with radiator and hanging rails. Further door to ensuite shower room.

ENSUITE

8' 2" x 3' 11" (2.49m x 1.20m)
Modern three-piece suite in white comprising of large shower cubicle with electric shower, WC and pedestal wash basin with mixer tap. Tiled splash back, mirror over sink, modern panelling to shower cubicle, radiator and double-glazed pattern glass window.

LOWER GROUND FLOOR

Double-glazed window to top of stairwell, handrail to stairs leading to a lower hall. Wood effect vinyl flooring, radiator and door to utility room, two ground floor bedrooms and bathroom.

BEDROOM THREE

13' 3" x 8' 5" (4.06m x 2.59m)
Double room with built-in wardrobe, exposed beam feature, radiator, electric light and power sockets. Double-glazed window with deep sill looking to garden.

BATHROOM

8' 8" x 5' 7" (2.65m x 1.71m)
Three-piece suite in white comprising of panelled bath with mixer tap and shower attachment, pedestal wash hand basin with tiled splashback and mirror over and WC. Radiator, tiled effect vinyl floor, double glazed window with deeper sill and vinyl flooring.

BEDROOM FOUR

11' 1" x 8' 9" (3.40m x 2.68m)
Further double room with exposed beam, ample power sockets and radiator. To the corner of the room is a door to a built-in wardrobe with hanging rail and shelf. Double glazed window with deep sill looking to courtyard.

UTILITY ROOM

18' 9" x 6' 7" (5.74m x 2.02m)
Double-glazed window to courtyard with door to yard. Fitted with a range of base and wall cupboards with complementary work over. Space for washing machine, dryer, fridge and additional freezer etc. Quarry tiled floor, radiator and telephone point.

EXTERIOR

Approached from the front by way of an upper driveway with borders to the side giving access to the front door. Galvanised hand rail with Smithy motif and steps leading down to a lower courtyard. The lower courtyard is a sunny area with brick set surface and borders with mature shrubs & bushes. From here there is access to the garage/workshop, stone store with a wooden door and slate roof offering useful storage space. An arch from the courtyard leads through to the main lower driveway and garden.

The lower driveway offers good off-road parking with gated access to the main road. Grass garden area to the side with is boarded by Pennington Beck to one side and to the other side mature trees and open views over surrounding farmland. The gardens are an excellent feature and offers great potential for landscaping and general personalisation.

GARAGE

17' 3" x 14' 5" (5.28m x 4.40m)
Up and over door, window to side, electric light and power points. Connecting door to secondary garage.

GARAGE

28' 1" x 14' 6" (8.58m x 4.44m)
Electric up and over door, window to side with electric light and power points.