

Guide Price £700,000



Armitstead
Barnett

Penny Bridge, Ulverston, Cumbria, LA12 7RH







**Penny Bridge
Ulverston
Cumbria
LA12 7RH**

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- Warm and welcoming detached family home built in 1910, offering generous living accommodation with scope and opportunity to upgrade and enhance
- Beautifully presented mature gardens and grounds with ample parking
- Tranquil village setting on the fringe of the Lake District National Park
- Excellent connectivity to the main road and motorway network





Set in the picturesque village of Penny Bridge, this characterful and substantial four-bedroom detached property built in the Edwardian era is a rare opportunity to acquire a unique period home on the fringe of the Lake District National Park.

Providing generous living spaces packed with original features, impressive farmhouse kitchen with beautiful natural Welsh slate tile floor and enchanting mature gardens, this is a home to suit those purchasers looking for an accessible yet rural residence. The property provides magnificent views over the nearby farmland towards the lush green woods along with glimpses of the Lake District peaks in the distance adding to the notable peace and tranquillity of the home.

Nestled in an impressive landscape the quaint village of Penny Bridge is situated in the heart of Cumbria on the southern tip of the Lake District National Park, a short distance from Coniston water and the popular Windermere lake. This is a perfect location for families with the village boasting an excellent academy primary school, popular public house and Parish Church. Penny Bridge is an ideal location for those seeking the beauty of rural living with plenty of opportunities for enjoying the outdoors and is well connected via the A590 providing good access to the M6 motorway and the Lake District beyond. The West Coast Main Line Railway can be easily accessed with direct links to major towns and cities. The vibrant medieval town of Ulverston is only three miles away with its quirky cobbled streets, individual shops and bustling market providing excellent amenities. The historical village of Cartmel is also close by and is renowned for its famous annual horse race meetings and culinary delights including L'Enclume, a Michelin starred restaurant which draws food enthusiasts from far and wide.





Having been enjoyed for many years by the current owners the property is filled with character and original features. With family in mind, this home offers generously sized bedrooms, an abundance of space to entertain and provides the opportunity for the purchasers to add their own tastes and specification. The property is set back from the road, encompassed with hedging and parking at the front.

The central entrance opens into a porchway exposing an original stained-glass door which flows into a spacious hallway. An impressive staircase sits at the rear of the hallway with a choice of reception rooms to either side.

The larger reception room enjoys a bay window to the front elevation allowing ample natural light to fill the room, with a further single window to the side sitting around a feature fireplace, ideal as a cosy setting. To the rear of the room is a featured archway with a glazed French door providing direct access onto a private patio area, slightly elevated providing delightful views across the rear garden. Moving across the hallway into the second reception room, a handsome period fireplace encompasses a log burning stove. The two windows provide a dual aspect outlook, inviting natural light through into this calm and characterful living space.



The heart of the home is the farmhouse kitchen, thoughtfully designed with natural Welsh slate flooring flowing underfoot throughout. The broad bay window at the far end of the kitchen captures widescreen panoramas over the lawn and well stocked borders. With traditional carpentry, large central island and modern appliances this is the perfect space for everyday living or family gatherings. Light and bright, this practical kitchen also features a red brick surround with inset range cooker and useful walk-in pantry. Adjacent is an additional entrance and porch area which is accessed from the side of the property and has a ceramic double sink over fitted cupboards with porthole window. The garden area can be easily accessed from here via a stable door or from the opposite side of the kitchen via the patio area

To the first floor can be found four bedrooms, three of which provide double bedrooms and the fourth being a single bedroom, which is currently being utilised as an office. The bedroom accommodation can be accessed via a beautiful mahogany spindled staircase incorporating a smaller middle landing area with large window above; allowing an abundance of natural light to fill the spacious main landing area where the bedroom entrances are located.

There are two generous bedrooms to the front of the property enjoying a dual aspect to the front and side, a further double bedroom with an outlook to the rear across the Crake valley and a bedroom / study area also enjoying an outlook to the front and providing access into the sizeable loft area with significant opportunity to expand upwards. The family bathroom is larger than normal with a corner bath, over-bath shower, WC, wash hand basin and bidet.



Original features continue to be a common theme throughout, with cast iron fireplaces being prevalent in two of the bedrooms adding to the character and charm of this beautiful family home.

Externally the expansive and private gardens are a true highlight, having been lovingly maintained by the current owners and are bursting with colour throughout the year. A patio seating area can be found immediately outside to the rear of the property and beyond an expanse of lawned area providing plenty of space to play, explore and enjoy nature. This quiet and private space is the perfect setting to enjoy family, as well as the ideal place for those with interests in gardening or who are looking to enjoy the peaceful surroundings. The garden features a pond filled with wildlife as well as a vegetable garden for those looking to be self-sufficient.



To the side of the property can be found a number of sheds with electric supplied, providing excellent storage and a pathway that leads around the property, encompassed with mature hedging and wildlife. Within the private setting of these charming grounds is a summer house, nestled away at the bottom of the garden, providing a private and secluded place to sit and embrace the tranquil surroundings.

This charming character home in the sought-after location of Penny Bridge is a rare find, offering a unique opportunity to add your own tastes to a stunning property. Ideal for families looking to escape the hustle and bustle of city life, this property could provide a fulfilling lifestyle.



General Remarks

Services – Mains electricity, mains water and mains drainage available and connected. Heating is via an oil fired system.

Please note: Armitstead Barnett LLP have not tested any of the above services and Purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of [Emma Hodgkinson BSc \(Hons\) MRICS FIAV MNAEA tel: 01539 751 993](#). Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed.

Construction Type: Brick under slate..

Broadband: Available and connected–BT.

Parking: On site for several vehicles.

Easement, and Wayleaves or Rights of Way : The property is sold subject to and with the benefit of all rights of way whether public, private, light support, drainage, water, electricity and other rights and obligations, easements and quasi-agreements and restrictive covenants and all existing proposed wayleaves for masts, pylons, stays, cables, drains, water, gas and other pipelines whether referred to in these particulars and stipulations or not.

Conservation Area: N/A

Planning: All planning enquiries must be made directly to Westmorland & Furness Council

Local Authority: Westmorland and Furness Council, South Lakeland House, Lowther Street, Kendal, Cumbria LA9 4DQ.

Council Tax: Band F

Restrictive Covenants : None so far as we are aware.

Flooding: The property has not flooded within the last 5 years. According to the Environment Agency website the property sits in flood zone 1.

Unimplemented Planning Consents: None that we are aware of.

Title & Tenure: Freehold with Vacant Possession upon completion.

Money Laundering Regulations Compliance: Please bear in mind, that Armitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

Mortgage Referrals We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral, which leads to mortgage advisers earning commission from them, for recommending you to them.

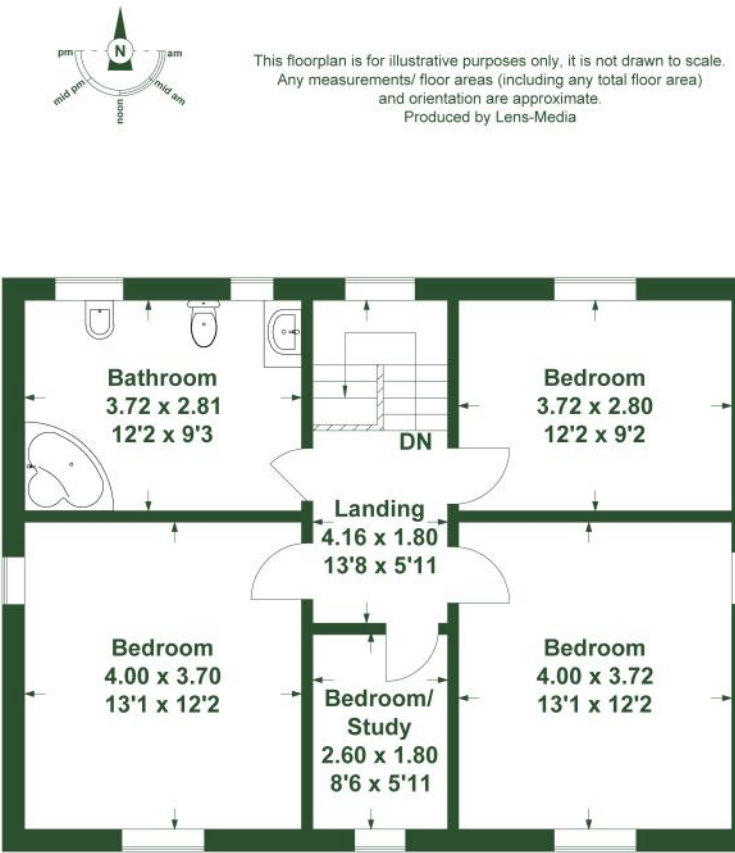
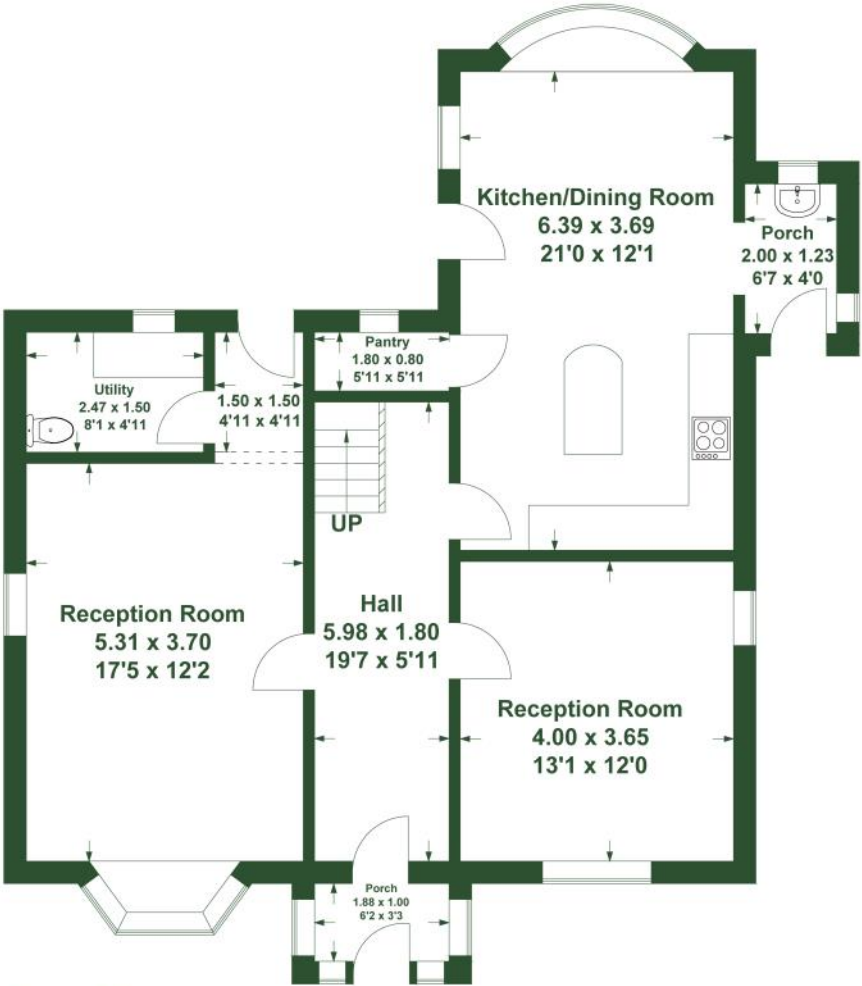
Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers.

Mortgage ability : we understand that as far as we are aware it is possible to secure a mortgage against this property.

SUBJECT TO CONTRACT. Photos taken July 2024

What3words: [///clash.re.visits.podcast](#)

Approximate Gross Internal Area : 153.44 sq m / 1652 sq ft



This floorplan is for illustrative purposes only, it is not drawn to scale. Any measurements/ floor areas (including any total floor area) and orientation are approximate. Produced by Lens-Media

Ground Floor

First Floor

Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that:

01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



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