



PROPERTY

Part of the Ulverston Auction Mart Group

'Newlyn'

Penny Bridge, Ulverston
LA12 7RQ

Guide £455,000

Description

Set in an elevated position with views towards the Lake District National Park, 'Newlyn' is a five-bedroom detached house that has been in the same ownership for nearly 50 years.

Built in the early 1970's and situated on a fantastic sized plot, this property offers an exciting opportunity to be redeveloped and remodelled into a super family home.

The accommodation is of good proportions with two large reception rooms, kitchen/diner, spacious entrance hallway and landing and five bedrooms, all with pleasant dual aspects.

To the outside, there are private landscaped gardens interspersed with a selection of mature shrubs and trees, with a pleasant patio seating area.

An ideal chance for families to create a unique home, in close reach of the Lake District and surrounding commuter towns.





The accommodation briefly comprises;

External front door leading to the entrance hall and internal door to the:

Integral Triple Garage, with an external rear door, wooden front doors, radiator and letter box.

Stairs to the inner hallway with a radiator and doors to a separate W/C and sink. Door to a cloakroom with a storage cupboard, radiator, tiled floor and a door to steps down to the utility room.



The **Utility Room** has a stainless-steel sink and drainer unit, space for a washing machine, radiator, single glazed window, lino floor and external door to the rear patio area.

The inner hallway is a large space with stairs to the first-floor accommodation. There are also storage cupboards, three radiators, a sliding door to a storage cupboard and external door to a patio area. Internal doors to:

Kitchen/ Dining Room: a light room facing the side aspect with fitted wall and base units with work surfaces over, neutral tiled walls, Hotpoint oven, ceramic hob and fan over. Sink and drainer unit, radiator and three uPVC double glazed windows. There is a dining space to the back of the kitchen.

Lounge: a truly impressive room with a focal fireplace with marble surround and hearth. Two floor to ceiling windows, allowing lots of natural light, three radiators and wooden flooring.

Dining Room: a multi functional room, with dining and seating area. Four uPVC double glazed windows, three radiators and a feature slate heath.

First Floor

The first-floor accommodation is accessed over the spacious landing that has loft access, uPVC double glazed window and a radiator.





Master Bedroom: This room has stunning open views towards the Lake District National Park and has an En-Suite bathroom. There is a balcony to the side aspect, two radiators, uPVC double glazed window and built in wardrobes.

En-Suite: with a corner shower, W/C, sink and vanity unit, radiator and uPVC double glazed window.

Bedroom Two: Having a pleasant dual aspect, with two uPVC double glazed windows, radiator and built in vanity storage cupboard.

Bedroom Three: Dual aspect with uPVC double glazed windows, radiator and built in storage.

Separate W/C

Bathroom: Comprising a bath, sink and storage unit, radiator, frosted uPVC double glazed window and part tiled walls.

Walk-in Airing Cupboard with storage shelves.

Bedroom Four: A dual aspect single room with lovely views, uPVC double glazed windows, radiator and built in storage.

Bedroom Five/ Study: A dual aspect room with uPVC double glazed windows, radiator and built in cupboard.



Outside

The property sits on a large, elevated corner plot which can be accessed from all sides and has landscaped gardens, interspersed with mature shrubs and hedges. The triple garage can be accessed via a driveway that provides parking for numerous vehicles. There are various patio seating areas and an outhouse to the rear aspect. There is a large degree of privacy enjoyed from the grounds. There is also a small storage unit to the rear aspect.

Tenure:

Freehold.

Services:

The property is connected to mains Electricity and Water

Local Authority:

Westmorland and District Council.

Council Tax:

Band G

Site Plan





Location:

'Newlyn' is situated in an elevated position in the desirable village of Penny Bridge, on the edge of the Lake District National Park. In walking distance are the amenities of Greenodd, which include a school, bakery, wine and fish and chip shop. The property has easy access to the A590 with the towns of Ulverston and Kendal being a short drive away.

Inspections:

By appointment only with the selling agent, UAM Property.

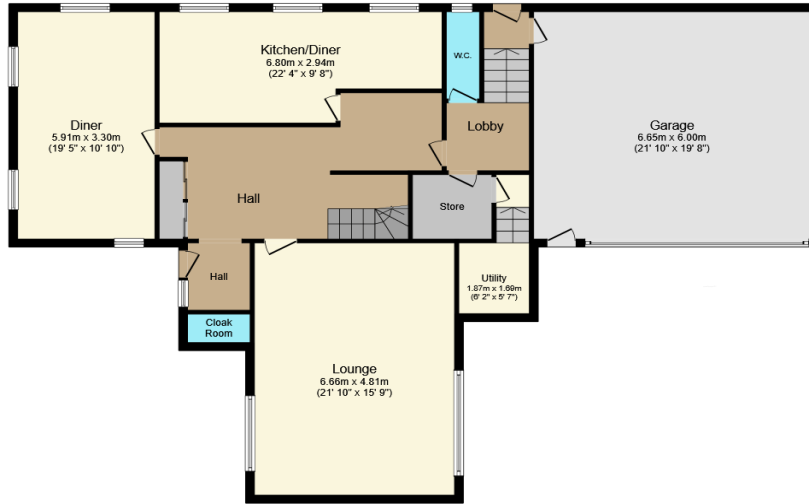
Directions:

From Ulverston, follow the A590 in the direction of Greenodd. At the Greenodd roundabout, take your first exit and proceed along this road. Then take a sharp left turn onto Hill Rise. Continue along this road for a short distance and the property will be found on your left-hand side, on the junction with Mount Pleasant Road, as marked by our For Sale board.



[///spins.apple.lamppost](https://spins.apple.lamppost)

EPC and Floorplan



Ground Floor

Floor area 154.7 sq.m. (1,666 sq.ft.)



First Floor

Floor area 102.8 sq.m. (1,106 sq.ft.)

Total floor area: 257.5 sq.m. (2,772 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

MISREPRESENTATION ACT 1967 (NOTICE)

These particulars do not constitute any part of, an offer or a contract. All statements contained in these Particulars are made without responsibility on the part of the Vendors and Agents. No statements contained in these Particulars are to be relied on as Statements or representations of fact. Intending Purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the Statements contained in these Particulars. The Vendors do not make or give, and neither Messrs Harrison Coward nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this Property. The Property is offered subject to Contract and to remaining unsold.

**UAM Property, County Square, Ulverston, Cumbria,
LA12 7AB**
01229 583026/ 01229 582056
property@ulverstonauctionmart.co.uk
www.uamproperty.co.uk

