



Red Gables
Beckside | Pennington | Ulverston | Cumbria | LA12 7NX

FINE & COUNTRY

RED GABLES



An impressive former vicarage dating back to 1853, offering extensive accommodation in good order rich with period details. Benefitting from the flexibility of a detached annexe, Beck Cottage, which would suit guests, a dependent family member or offer commercial letting potential. Easy to reach from Ulverston and enjoying a quiet and peaceful rural location with attractive and established gardens bordering the delightful beck.

Red Gables extends a warm and friendly welcome and is quite simply, an absolutely charming family home. Tastefully presented it has been updated over the last 30 years of the current family's custodianship and offers accommodation that is ready to move into with quality fittings and décor respectful of the period of the property. In through the entrance vestibule to a striking and unusual central staircase hall which opens into a study and then through to a conservatory. There are two reception rooms and a sociable dining kitchen. As well as a shower room, completing the picture on the ground floor are a series of ancillary domestic offices to enable the better performance of this country home – utility, boiler and boot rooms. The staircase has a real 'wow' factor and alights at a delightful gallery first floor landing. The principal bedroom has a dressing room and ensuite bathroom. There are four further double bedrooms and a house bathroom. Two of the doubles are connected by a nursery, but it would be equally suited to a hobbies or dressing room.

Beck Cottage offers open plan ground floor living with space to cook, eat and relax. There's a ground floor bathroom and spacious first floor bedroom.

The gardens are mainly situated to the south of Red Gables and feature a seating terrace, well maintained garden and quaint summer house. There is a garage, two car ports and several useful outhouses too as well as extensive parking availability.

Rurally situated but not in the least isolated, the village has a pub and a primary school within walking distance. Ulverston is less than three miles away for your day to day needs.

For those looking to escape the rat race and built up areas, live a quiet and nurturing rural lifestyle with super local services close at hand, great access to the countryside and the option of a second income from the property, Red Gables is a great choice.

We saw the house in the estate agent's window and thought it looked such an attractive property, it was also a former vicarage which had always appealed. When we came to view, it was later in the day and almost dark so we couldn't properly see outside but we knew from what we saw of the interior that it was the house for us even though it needed a lot of updating; for a big house it just felt very homely.

It's proved to be a wonderful house for raising our family and as we are part of a larger extended family, it's been a real 'hub' for welcoming everyone.

We've hosted so many special occasions here over the years; christenings, birthdays and lots of Christmas parties. We have a Christmas tree in the central hall and a second one in the front room.









Location

Pennington is a small village lying just under three miles to the west of the Cumbrian town of Ulverston. The village has a primary school, children's play area, pub with microbrewery, church and a vehicle repair/MOT garage.

Red Gables is off the beaten track but it's certainly not hard to reach and is surrounded by unspoilt countryside. Just outside of the Lake District National Park, it's a desirable location if you love exploring the great outdoors and all that Cumbria has to offer; whether it's rambling or hiking, running, cycling, climbing, sailing or off-roading, you really couldn't find a better place.

In terms of general amenities Ulverston offers a great selection of independent retailers and supermarkets (Booths, M&S Food and Aldi) and from a cultural point of view hosts a full calendar of events throughout the year with festivals (music, Dickensian, Buddhist, walking, lantern, beer, scarecrow, printing and Finefest...) and many celebrations as well (the summer fair, Ulverston and North Lonsdale country show and the St George's Day Pageant to name but a few). Surrounding Ulverston is the gently rolling farmland of the Furness Peninsula with coastal villages to explore (Bardsea, Baycliff, Aldingham and Newbiggin) all enjoying stunning views over impressive Morecambe Bay.

The location has really suited us for family life; it's been a wonderful place to bring up children. It's off the main road so nice and quiet and it's an easy walk to village school and nursery. It's a great neighbourhood that has a real sense of community whilst being respectful of each other's privacy.

There are lambs in the field opposite in springtime and our children, and now grandchildren, have loved the beck. When the water is low they happily paddle and play in there and when it's a little higher, it's possible to catch fish.







Step inside

From the moment you open the arched studded door, cross the stone steps into the vestibule and pass through into the large, impressive hall, you simply know that Red Gables is something special. The inspiring period house permeates a warmth thanks to the abundance of architectural features, some original, others reclaimed. If you appreciate the heritage of domestic architecture, you'll love the details here; stained and coloured glass windows and panels, Lincrusta wall covering in the hall, landing and staircase, fitted cupboards and shelved recesses galore, window seats and French windows, brass light switches on wooden plinths, dado rails and plate racks, exposed floorboards and roof timbers, original panel doors and in the sitting room, a bespoke fitted bookcase and cabinet which spans an entire wall and a beautiful St Bees sandstone fireplace – it's an absolute gem of a room.

The sitting room is perfect for family time, the snug is enjoyed for television viewing and the conservatory affords restful views to the fields across from the beck where sheep happily graze. The dining kitchen is the hub of this family home and enjoys the morning sun over breakfast time. The centrally positioned blue four oven Aga is electric and programmable to aid efficiency without compromising on the benefits be it to cook, air clothes or warm cold hands. Timeless panel fronted cabinets in a soft grey provide excellent storage and there's a shelved pantry too. We love the range of useful additional rooms too – the back door opens into a passageway which is handy for coat and boot storage, there's a boiler room, utility area and shower room.

A wonderful feature, the wrap around gallery landing has a useful cupboard for bedding, there are five double bedrooms, each offering their own character and charm. Between two of the rooms is a nursery but it would make a bright study, sewing room or potentially a Jack and Jill style ensuite. The family bathroom, ensuite bathroom and ground floor shower room all give a nod to the period of the house with heritage style fittings.

Beck Cottage

Behind Red Gables is the detached self-contained cottage – a super and very versatile characterful conversion of an old barn. Whether you're looking for a suite for visiting guests, seeking a letting income or wanting to provide a full-time residence for a dependent family member, Beck Cottage is perfect. To the ground floor there is a seating area open to the light filled living kitchen which has a wood burning stove. The bathroom is on the ground floor leaving room for a large bedroom on the first floor which has room for a separate seating or office area. Immediately outside the front door is a seating area screened by the weeping birch tree. It's currently let for holidays and has proved a popular getaway with couples looking to explore the Lakes or attend nearby family events.

The front room is probably our favourite, it's a lovely room for having people over, especially in winter, with the curtains drawn and the fire lit. The kitchen is also very sociable, we've spent a lot of time as a family sitting round the kitchen table, sharing a meal and talking.













Step outside

The front garden is screened from the road and as a result is lovely and private. South facing it enjoys the best of the sun and also has an exceptionally pleasing symmetry. Leading down from the large flagged seating terrace, which features a giant bench, is a central set of steps which open to a rectangular lawn with planting either side, a surrounding path and along the western boundary, Pennington Beck. At the head of the lawn is a whimsical and thoroughly charming summer house which has a covered verandah at the front and makes a wonderful place to sit with a drink, read a book or plug in your laptop and answer emails, the view back to the house is extra special and the sound of the passing water in the beck very relaxing.

In spring there is a succession of spring bulbs; crocuses, daffodils, snake's head fritillary and then bluebells. Also bringing springtime colour are flowering shrubs; camelias, magnolias, forsythia and flowering currant.

There are two vehicular accesses, the first is before the house as you approach from the village and is to be found tucked behind the summer house. It would be ideal location for a boat or camper van. The main parking area is generous and lies between Red Gables and Beck Cottage enhancing the privacy for both properties.

There is covered parking for three vehicles with a garage and two car ports, all three being covered with a Solway turf roof to establish Red Gable's green credentials alongside the solar and PV panels. There's a practical workshop and useful bike store.

In summer we have often entertained in the garden, more often than not on the terrace which is south facing so gets the sun for most of the day; it's well used for lunch in the warmer weather and also leisurely afternoon barbecues that spill over into the evening as we get the last of the sun there too. We've doubled the size of it and incorporated an existing fitted bench so now there's plenty of room for furniture to be set out.

Pennington Beck brings a wide variety of water birds to the garden, ducks and dippers, herons and even kingfishers. We get some lovely garden birds too, yellow wagtails being a favourite.





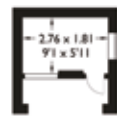


Red Gables

Approximate Gross Internal Area : 301.22 sq m / 3242.30 sq ft
 Annexe : 63.12 sq m / 679.41 sq ft
 Cellar : 21.71 sq m / 233.68 sq ft
 Garage/Outbuilding : 66.41 sq m / 714.83 sq ft
 Total : 452.46 sq m / 4870.23 sq ft



Energy Efficiency Rating		
	Current	Potential
Ultra energy efficient - lower running costs		
92-100	A	
81-91	B	81
69-80	C	
55-68	D	
45-54	E	45
35-44	F	
1-34	G	
Not energy efficient - higher running costs		



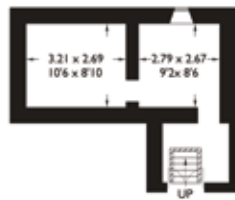
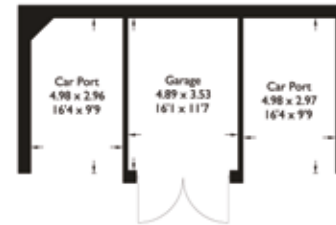
Summer House



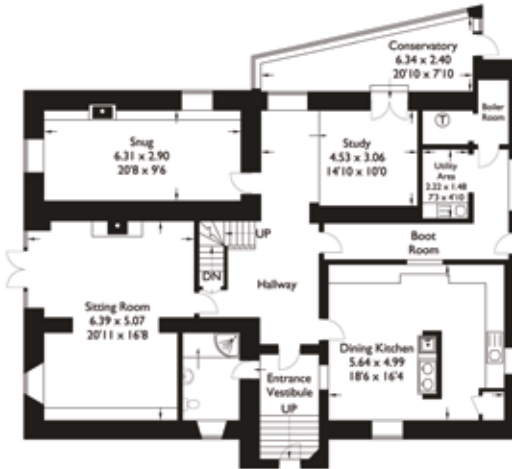
Workshop



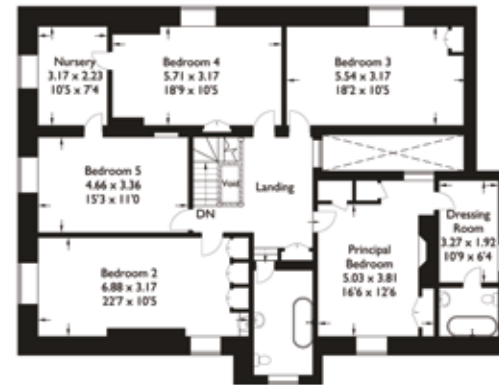
Bike Store



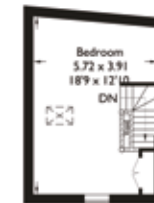
Cellar



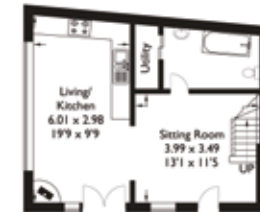
Ground Floor



First Floor



Annexe First Floor



Annexe Ground Floor

For illustrative purposes only. Not to scale.
 Whilst every attempt was made to ensure the accuracy of the floor plan,
 all measurements are approximate and no
 responsibility is taken for any error.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 22.03.2024



FURTHER INFORMATION



On the road

Ulverston	2.8 miles
Barrow	9.5 miles
Newby Bridge	11.3 miles
Coniston	14.6 miles
Bowness on Windermere	18.7 miles
M6 J36	26.4 miles
Oxenholme (railway station)	26.7 miles
Manchester airport	101.3 miles

The above journey distances are for approximate guidance only and have been sourced from the fastest route on the AA website from the property postcode.

Internet Speed

Broadband

Superfast speed available from Openreach of 61 Mbps download and for uploading 14 Mbps.

Mobile

Indoor: O2 for Voice

Outdoor: EE, Three, O2 and Vodaphone for Voice, Data and Enhanced Data

Broadband and mobile information provided by Ofcom.

Services

Mains electricity and water. Oil fired central heating from a Grant boiler.

The Aga is electric.

Private drainage to three tanks located within the boundaries. There are three solar thermal panels and twelve PV panels. Beck Cottage has thermostatically controlled electric heaters.

Directions

what3words dinner.abundance.paying

Use Sat Nav LA12 7NX with reference to the directions below:

From Ulverston head towards Barrow on the A590 through Swarthmoor. Turn right at the roundabout, continue on this lane passing the primary school and the church both on your left, as you drop down after the church take the first right and Red Gables is visible further along on the left, pass the house and pull into the driveway.

Local Authority

Westmorland and Furness Council

Things to do in the area

Local leisure activities

Ulverston has a leisure centre and is home to many clubs and societies covering a wide range of interests including football, American football, running, martial arts, angling, amateur dramatics and operatic.

The Coro - an historic arts, culture and entertainment venue presenting live theatre and music, comedy, talks and dance.
The Roxy Cinema - an Art Deco cinema showing current releases, classics and arthouse movies on film club nights.

Visit: Muncaster Castle, Gleaston Castle, Safari Zoo Cumbria, Manjushri Kadampa Meditation Centre at Conishead Priory (a Buddhist Temple and historic mansion set in 70 acres of woodlands and garden) and Chapel Island, the Laurel

and Hardy Museum (Ulverston is the birthplace of Stan Laurel), the Lakeland Motor Museum and the Lakeside and Haverthwaite steam railway.

Sailing and boating on Coniston and Lake Windermere
Golf clubs at Ulverston, Barrow in Furness, Grange over Sands and Windermere

The Cumbrian Cycle Way, a long-distance route of 302 miles around Cumbria passes through Ulverston, the Coast to Coast cycle route passes through Pennington.

There are a number of local stables offering livery services and some super local bridlepaths for hacking out.

Places to eat

Something for all tastes, here is a selection

Informal dining, cafes and pubs

The Wellington Inn and microbrewery, Loppergath
The Mill, The Rose and Crown and The Farmers, all pubs in Ulverston
Gillam's Tearoom, Ulverston
The Bay Horse Hotel, Ulverston
The Ship Inn, Bardsea
Ship Inn, Kirkby in Furness
Bake House Born and Bread, Greenodd

Fine dining restaurants

Gilpin Hotel and Lake House, Linthwaite House, The Samling, all in Windermere
L'Enclume and Rogan and Co, both in Cartmel
Heft, High Newton

Great walks nearby

Straight from the door, there's a lovely route into Loppergath and across to Rowe Head. Alternatively, head over Castle Hill, across the fields to High Greaves down to Pennington House and back via the church.

Hop in the car and there are lots of recognised routes around Ulverston and being on the edge of the Lake District opens up endless fabulous walks for every ability. Ulverston is also the start of The Cumbrian Way, the long distance route to Carlisle.

Schools

Primary

Pennington CoE Primary School
St Mary's Catholic Primary School, Sir John Barrow School and Croftlands Primary School, all in Ulverston
Windermere School - Independent day and boarding school, Windermere

Secondary

Ulverston Victoria High School, Ulverston
John Ruskin School, Coniston
Dowdales School, Dalton
Windermere School - Independent day and boarding school, Windermere
St Bees School - Independent day and boarding school, St Bees

Further Education

Furness College
Kendal College
Barrow in Furness Sixth Form College, Barrow

Included in the sale

Fitted carpets, curtains, curtain poles, blinds, light fittings and integral kitchen appliances. Free standing kitchen appliances and all contents in Beck Cottage are available by way of further negotiation.

Guide price £850,000

Council Tax band G

Tenure
Freehold



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