



JH Homes

£600,000



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GARAGE & PARKING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	75 C
39-54	E		
21-38	F		
1-20	G		



JH Homes

Estate Agency Act 1979

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Dallington House, Abbey Road, Barrow-in-Furness, LA13 9AG

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Dallington house is a fabulous traditional detached period property prominently situated on Abbey Road. Set in its own spacious grounds with an attractive Walled Garden to the rear. This excellent property has been lovingly cared for, renovated, and restored by the current owners and offers a stunning Seven bedroomed family home with the highest standards of presentation throughout. The property is reluctantly offer for sale and must be viewed to be appreciated. Retaining much original character and where not in place this has been carefully sourced and replaced. The house is suited to a range of buyers including the large family or indeed may offer potential as a stunning business premises as a business suite, bed and breakfast etc. An excellent home that will truly be appreciated upon internal inspection.



DIRECTIONS

Proceeding down Abbey Road heading towards town. Dallington House is situated just after the turning on the left onto Fairfield Lane. The gateway is between the pedestrian railing by the crossing.

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX BANDING: F

LOCAL AUTHORITY: Barrow Borough Council

SERVICES: Mains services include electric, gas, drainage and water.





Accessed from a individual traditional studded front door opening into:

ENTRANCE VESTIBULE

Tiling to floor, access to WC and tall pine door with arched upper and patterned glass panes opening into a reception hall.

WC

High level uPVC double glazed window, corner mounted wash basin and toilet. Tiling to floor, electric light and radiator.

RECEPTION HALL

24' 0" x 14' 9" (7.33m x 4.51m) widest points

Magnificent entry point to the property with many traditional and original features retained. Fabulous staircase leading to the front of the property returning to the upper floors. Parquet flooring and inner hall area which is tiled with uPVC double glazed French doors with leaded and coloured glass panes offering direct access to the wonderful rear garden. Radiator, door to under stairs storage void. Traditional pine internal doors with handles and door finger plates access drawing room, sitting room, dining room and kitchen.

SITTING ROOM

15' 4" x 17' 1" (4.67m x 5.21m) plus circular bay

Of excellent proportions with many original style features including detailed ceiling plaster, ceiling roses, coving and picture rail. Fantastic wooden fireplace to the corner of the room with over mantel shelf and display with living coal-flame effect fire and polished hearth making a fabulous focal point to the room. Ceiling and wall light points, radiator with bench seat around the bay to the side of the room. The circular bay has uPVC double glazed windows and offers a lovely aspect around the garden and beyond to neighbouring properties. There is a further matching window to the side.

LOUNGE

13' 1" x 13' 5" (3.99m x 4.09m)

Wood framed double glazed window to the front elevation with leaded and patterned glass panes that offers an aspect to the front garden and Abbey Road beyond. Detailed plaster ceiling rose, coving and picture rail. Fireplace with timber fire surround, cast inset and tiled hearth housing a log flame effect stove. Stripped wood flooring, radiator and TV point.

DINING ROOM

13' 10" x 16' 10" (4.22m x 5.13m)

UPVC double glazed window to the rear and wood frame double glazed window to the side elevation. Feature central fireplace with decorative wooden lintel, tiled hearth and housing a gas fired stove. Striped wood flooring, detailed ceiling light rose, picture rail, radiator and ample space for a large entertaining sized dining table. Connecting door accesses the kitchen.

KITCHEN

15' 8" x 13' 6" (4.78m x 4.11m)

Spacious well fitted kitchen with uPVC double-glazed leaded window to the front elevation. Comprehensive range of base, wall and drawer units with granite effect work surfacing and black splashback tiling. Stainless-steel sink unit with mixer tap, recess for a plumbed American style fridge freezer, built-in microwave, Rangemaster Professional cooker in black with curved glass cooker hood above. Laminate tile effect flooring, tall column radiator, ceiling light point and connecting pine door to hallway. Solid door with the leaded upper door frame pane to the outside passage area. The side passage area offers access to a laundry room.



LAUNDRY ROOM

14' 4" x 7' 3" (4.37m x 2.21m)

Quarry tile floor, fitted base units with work surface over, recess and plumbing for washing machine and integral stainless-steel sink unit. Vaillant gas combi boiler for the central heating and hot water systems. Open front WC with low flush toilet.

FIRST FLOOR LANDING

Panelling to the lower section and two feature leaded windows with secondary glazed feature windows with stone millions. Detailed plaster ceiling rose, radiator and the staircase continuing back up to the upper floor. Stripped pine internal doors provide access to the bedrooms.

BEDROOM

15' 4" x 17' 1" (4.67m x 5.21m)

Master bedroom with matching circular Bay to the side of the room. Seating around the perimeter with UPVC double-glazed windows offering a fabulous aspect over the garden and neighbouring properties. Stripped wood flooring, detail coving to ceiling and picture rail. Fireplace with over mantel shelf and mirror with traditional tiled hearth and inset. Connecting door provides access to the en-suite shower room.

ENSUITE

7' 5" x 7' 1" (2.26m x 2.16m)

UPVC double glazed leaded window to the rear elevation. Large quadrant shower cubicle with Mira electric shower, shaped wash basin with mixer tap set onto wash stand with cupboard under and electric mirror above, WC with push button flush, chrome towel radiator and tiling to floor and approximately half the walls. Ducted extraction and high level brick glass window providing borrowed light to the adjacent en-suite to bedroom three.

BEDROOM

13' 1" x 12' 5" (3.99m x 3.78m)

Situated to the front of the property, uPVC double glazed bay window to the front with steel and wood framed double glazed window to the side offering a pleasant aspect. Wooden flooring, radiator, decorative plaster rose to ceiling and coving. Traditional feature fireplace with polished wood surround, tiled inset and hearth.

INNER LANDING

Access to bedroom two, bathroom and WC.

BEDROOM

13' 10" x 16' 10" (4.22m x 5.13m)

UPVC double glazed window to the side elevation. Stripped wood floor, radiator and door to an external fire escape. Connecting door is to an en-suite shower room.

ENSUITE

7' 8" x 7' 1" (2.34m x 2.16m)

Fitted with a modern three-piece suite comprising of Quadrant shower cubicle with electric shower, WC with concealed cistern and cupboard to side and wash hand basin with mixer tap inset to vanity unit with storage cupboard under. Radiator with the decorative cover and high level borrowed light glass brick window to the adjacent en suite.

BATHROOM

6' 4" x 11' 0" (1.93m x 3.35m)

UPVC double-glazed glass window to side. Traditional style bathroom with a reproduction suit comprising of panelled bath with traditional mixer tap and shower attachment, wash basin inset to wash stand with cupboard under and traditional style mixer tap. Half tiling to walls, chrome and white traditional style ladder towel radiator and excellent linen cupboard with four pine doors.

WC

Tiled floor, WC, wash hand basin and uPVC double glazed window.

BEDROOM

9' 0" x 11' 0" (2.74m x 3.35m)

Two double glazed windows to the front and side elevation. Radiator, wooden flooring, picture rail and decorative plaster ceiling rose.

SECOND FLOOR LANDING

Secondary glazed, leaded pattern glass window with the stone Mullion and surround. Exposed beam, radiator and ceiling light point.

BEDROOM

15' 4" x 10' 8" (4.67m x 3.25m)

UPVC double glazed window to the rear elevation offering a fantastic aspect of the rooftops of the neighbouring properties. Stripped wood flooring, decorative feature fireplace, radiator and power sockets. Traditional door opens to a spacious loft area.

BEDROOM

13' 1" x 9' 7" (3.99m x 2.92m)

UPVC double glazed window to the front elevation. Wooden flooring, radiator, power and light and loft access points to ceiling.

BEDROOM/OFFICE

16' 3" x 11' 1" (4.95m x 3.38m)

Further excellent room currently utilised as a home office. UPVC double glazed window to the side elevation. Radiator, decorative former fireplace and feature built-in storage cupboards. Pine door providing access to a void with further door to loft storage area.

EXTERIOR

To the front of the property is an open gateway that provides access to the drive which offers parking for a number of vehicles and access to the garage/store.

Pleasant front garden area with lawn, mature shrubs bushes and trees. To the side is gated access to the rear. Further door opens to a side passage by the utility room. With access to the side patio where there are further excellent storage areas and a door to the rear garden.

The rear garden is a excellent bonus to this already stunning property there is a upper Terrace accessed from the French doors from the hallway. The terrace has a red brick perimeter wall and central steps living down to the lawn. Enclosed by a high wall, is level and grassed ideal for general recreation children's games etc. There are mature shrubs bushes and trees around the perimeter with a corner patio, pleasant sunny aspects and is fabulous compliment to this excellent home. At the side there is a gate with access to the front driveway and to the far side the gate to the enclosed side patio and storage areas.

GARAGE

18' 11" x 9' 0" (5.79m x 2.76m)

Currently used as a general store with electric light and power. Sliding door access.