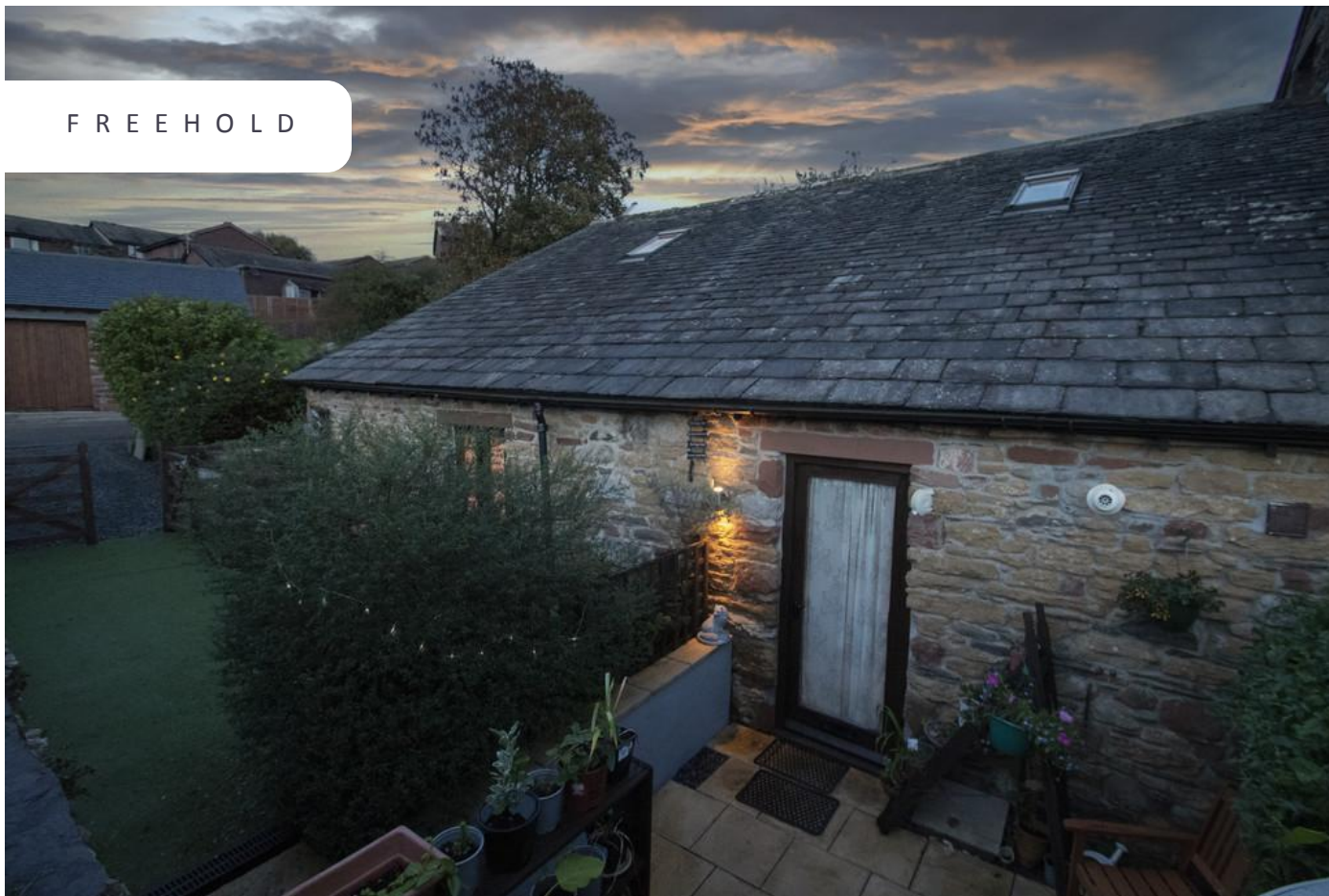


FREEHOLD



**HOLBECK PARK AVENUE,
BARROW-IN-FURNESS,
LA13 0RG**

£350,000

FEATURES

Grade II Listed Barn
Conversion

Well Presented
Accommodation

Open Plan Living/Dining
Kitchen

Comprehensive
Refurbishment & Restoration

Bedroom To Ground Floor

Two Further Bedrooms
One With Ensuite

Single Garage & Parking
Area

Garden & Patio Areas
Vaulted Ceilings

Must Be Viewed To
Appreciate



2



1



3



Garage,
Off Road
Parking



Welcome to Mill House, a Grade II listed barn conversion, comprehensively restored approximately five years ago, maintaining all the character of the original barn, whilst achieving a contemporary specification, perfect for modern living. The open plan living/dining kitchen with vaulted ceiling, offers a wonderful social space for entertaining and family gatherings. Briefly comprising of entrance hall, utility room, jack and jill bathroom, spacious open plan living/kitchen with open vaulted ceiling, spacious bedroom to the ground floor and further two bedrooms one with an en-suite facility to the first floor. Externally there is a single garage and pleasant garden areas to both the front and side. Offered for sale with the benefit of no upper chain.

Accessed through a fully double glazed wood framed door into:

ENTRANCE HALL

Laminate tile effect floor, feature staircase to the left-hand side leading to the first floor with pine handrail newel post and spindles and an open under stairs area. Exposed beam features, radiator, power and light with modern Oak internal doors opening to the utility room, bathroom, master bedroom and open plan living/kitchen.

OPEN LIVING/DINING KITCHEN

31' 4" x 15' 10" (9.56m x 4.83m)

Fabulous room with high vaulted ceiling and exposed truss beams making a superb feature to the room. Five double glazed windows plus two double glazed rooflights and being naturally divided into both a lounge, dining space and kitchen area. The kitchen area offers a central island and breakfast bar with ceramic hob with

downward extracting cooker hood and electric double oven below, plus pop-up power supply. Fitted with a range of modern units in a grey with a rose gold pull handle and Granite worksurface featuring integral fridge/freezer, and inset stainless steel sink unit with mixer tap and grooved drainer. Laminate tiling to floor, modern reproduction radiators, ample power sockets, multi bulb ceiling lights and further wall lights points.

MASTER BEDROOM

18' 1" x 15' 0" (5.52m x 4.59m)

Spacious double room with substantial beam features to the ceiling and set of double-glazed French doors opening to the rear as well as a double-glazed window with deep sill. Laminate tile flooring, curtain fronted wardrobe area to one side with hanging rails and shelving, two ceiling light points, integrated smoke alarm and power sockets. Tall wall mounted column radiator and modern Oak internal door provide the access to the Jack and Jill bathroom.

JACK & JILL BATHROOM

6' 11" x 6' 1" (2.11m x 1.86m)

Fitted with a modern three-piece suite in white comprising of bath with waterfall, wall mounted mixer tap and shower fitment with fitted shower rail, pedestal wash hand basin with monobloc mixer tap and WC with push button flush. Wall mounted feature mirror with LED lights, tiled to two walls, chrome ladder style towel radiator and laminate tiling to floor. Modern oak door open to the entrance hall as well as back to the bedroom.

UTILITY ROOM

6' 11" x 5' 9" (2.13m x 1.76m)

Fitted with a range of high gloss grey fronted cupboards with an area of work surface. Space for freestanding fridge or freezer, dishwasher and plumbing and space for washing machine. Electric light, power sockets, wall mounted gas combi boiler for the central heating and hot water systems and doors to the electric meter and circuit breaker control point.

FIRST FLOOR LANDING

Large truss beam feature, integrated smoke alarm and modern Oak doors to a further two bedrooms.

BEDROOM

10' 11" x 9' 8" (3.35m x 2.95m)

Double room with reduced head height to the side of the room, two exposed beams and double glazed Velux rooflight with blackout blind. Ceiling light point, power sockets and curtain fronted eaves storage areas to the lower section.

BEDROOM

11' 10" x 9' 11" (3.62m x 3.03m)

Further excellent room with reduced head height to the sides with two exposed beams plus truss beam features to the side. Double-glazed Velux rooflight with blackout blind, curtain fronted eaves storage areas to the lower section, feature cast traditional fireplace to one wall the room, radiator and multiple cluster light to the ceiling. Feature pine door providing access to the en suite shower room.







ENSUITE

8' 1" x 2' 11" (2.48m x 0.91m)

Comprising of shower cubicle with glazed folding door which is fully tiled with an electric shower, pedestal wash hand basin and WC with push button flush. Continuation of exposed beams, with tiling to one wall.

EXTERIOR

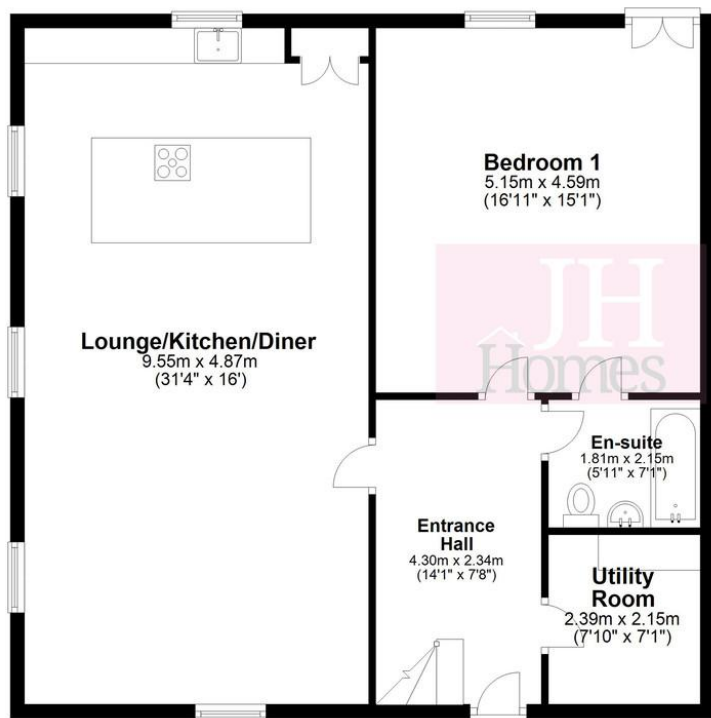
To the front of the property is a parking bay and beyond this is a level courtyard with artificial grass, retaining stone wall offering a good degree of sunshine throughout the day and privacy. From here there are a set of steps leading down to a lower flagged patio area providing further seating adjacent to the front door. To the side of the drive there is stepped access to a further slate shingled raised patio area with a lower slate path giving pedestrian access around to the rear of the property.

Situated opposite the driveway is a block of three garages with the middle garage belonging to Mill House.

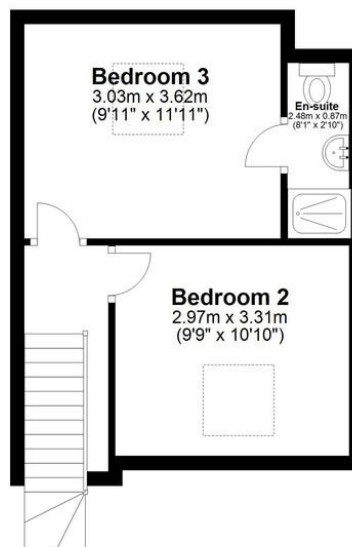
In summary a unique barn conversion likely to appeal to a wide variety of buyers which has versatility to be used as permanent residential living or potentially as an investment.



Ground Floor



First Floor



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01229 445004

contact@jhhomes.net
www.jhhomes.net/properties

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: D

LOCAL AUTHORITY: Westmorland and Furness Council

SERVICES: Mains drainage, gas, water and electricity are all connected

DIRECTIONS:

Heading in the direction from the Coastal route to Barrow along Rampside Road proceeding to the round about. At the round about take the third exit following the road onto Leece Lane. Continue along Leece Lane taking the last turn on your left onto Holbeck Park Avenue. Proceed up Holbeck Park Avenue, passing Crofters and on the brow of the hill to the right are a cluster of five barn conversions. The property is situated on the fringe of the conversions.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

