



**JH**  
Homes

**£525,000**



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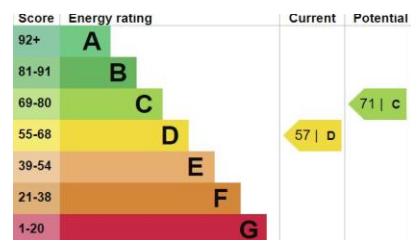
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**GARAGE & PARKING**



**Estate Agency Act 1979**

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**JH**  
Homes

**Beuna Vista, Green Lane  
Dalton-in-Furness, LA15 8NA**

**For more information call 01229 445004**

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Enjoying a peaceful position towards the end of a quiet lane, this four bedroom detached family home offers free flowing accommodation over two floors and comprises of welcoming hallway, two reception rooms, kitchen/diner, cloakroom, swimming pool to the ground floor and four bedrooms plus a stylish four-piece family bathroom to the first floor. Completing this family home are generous gardens along with a detached garage.

Whilst being in the current owners family for many years the property has undergone upgrades by the current owners to provide stylish and contemporary accommodation with potential to develop further. Viewing advised to appreciate the proportions of this family home.



#### DIRECTIONS

Traveling through Dalton towards Barrow-in-Furness, turn off Market Street onto Abbey Road and take the first turning Left onto Cemetery Hill. At the top of the hill pass through the narrowing and turn right onto Green Lane before reaching the Newton Arms Pub. Continue towards the end of Green Lane and Beuna Vista is on the left.

The property can be found by using the following "What Three Words"

<https://what3words.com/spoon.overdrive.permanent>

#### GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: E

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains services include gas, electric and water. Drainage is by way of a septic tank.

PLEASE NOTE: The current owners have had planning passed to demolish the pool room and extend a small but significant extension. Plans can be available on request.





Entered through a uPVC double-glazed door opening into:

#### **PORCH**

6' 1" x 7' 2" (1.86m x 2.20m)

Tiled floor and uPVC double glazed patterned glass door plus side windows opening to:

#### **ENTRANCE HALL**

Stylish entry point with engineered wood floor, two radiators, full length double glazed patterned glass windows feature and staircase to first floor with open under stairs area. Modern Oak style internal doors provide access to cloakroom/WC, kitchen, dining room and lounge.

#### **CLOAKROOM/WC**

Comprising of a modern two-piece suite, with concealed cistern, dual flush WC and wash hand basin with mixer tap install to vanity unit. Black glass splash back, modern vertical radiator, tiled floor, extractor and ceiling light point. Built-in cupboard housing the Vaillant Boiler for central heating and hot water systems.

#### **LOUNGE**

24' 1" x 14' 9" (7.35m x 4.52m) without bay window measurement

Double glazed bi-fold doors opening to garden, with fitted blinds and further large uPVC double glazed glass window with fitted wooden blind. Coving to ceiling, central feature, fireplace with recessed wood-burning multi-fuel stove, slate hearth and wooden mantel shelf, three radiators, two ceiling light points and a set of modern matching wooden Oak style doors opening to storage cupboard.

#### **DINING ROOM**

23' 1" x 14' 9" (7.06m x 4.52m) widest parts  
Light and spacious with two large uPVC double glazed windows including a semi-circular bay both with fitted wooden blinds, two radiators, two ceiling light points and coving to ceiling. Set of French doors opening to the pool room.



#### **POOL ROOM**

41' 0" x 27' 5" (12.52m x 8.37m) to include wet room and Jacuzzi Space

Large indoor swimming pool which is currently not in use, however with super potential for recommissioning or altering to a variety of other uses. Patio doors to the garden, several windows. Plant room to side.

#### **KITCHEN**

14' 7" x 13' 2" (4.45m x 4.03m)

Fitted with an older range of base, wall and drawer units with patterned wood edged work surface incorporating stainless-steel sink unit with mixer tap and tiled splashbacks. Integrated electric hob, electric double oven, dishwasher and recess and plumbing for washing machine. Three uPVC double glazed windows overlooking the large gardens. Myson fan assisted radiator mounted above door.

#### **FIRST FLOOR LANDING**

UPVC double glazed window, radiator, airing cupboard with shelving and modern Oak style internal doors opening to all bedrooms and bathroom.

#### **BEDROOM**

15' 8" x 14' 11" (4.79m x 4.56m)

Two uPVC double glazed windows with fitted wooden blinds giving a dual aspect over the garden with distant views beyond. Range of fitted bedroom furniture including dresser/drawer unit and sink with mirror. Double room with radiator and TV wall bracket.

#### **BEDROOM**

14' 10" x 12' 10" (4.53m x 3.93m)

Further double room with a dual aspect offering an outlook over the garden with two uPVC double glazed windows and fitted wooden blinds. Radiator, electric light and power.

#### **BEDROOM**

14' 10" x 10' 1" (4.53m x 3.08m)

Dual aspect double room with two uPVC double glazed windows featuring fitted wooden blinds. Radiator, electric light and power.

#### **BEDROOM**

11' 5" x 9' 7" (3.50m x 2.94m)

Double room with radiator, power and light. UPVC double glazed window with fitted wooden blind offering pleasant aspect beyond the neighbouring properties.

#### **BATHROOM**

11' 5" x 8' 8" (3.48m x 2.65m)

Fitted with a modern five piece suite comprising of Quadrant shower cubicle with thermostatic shower, overhead rain shower and flexi track spray, oval twin ended bath with central mixer tap, two wall hung wash basins inset to vanity cupboards with storage under and monobloc mixer taps with mirrors above and WC with push button flush. Wood grain effect tiled floor, full tiling to walls, inset lights to panelled ceiling, wall mounted chrome ladder style towel radiator and additional towel radiator.

#### **EXTERIOR**

Accessed via a pedestrian gate in the middle of the mature privet hedge which runs along the front boundary of the property. Brick set pathway leads to the front door and access to further pathways around the perimeter of the property. Set on an extensive plot and is perfect for the family buyer and or keen gardener. Offering superb potential for further landscaping and development to the new buyers requirements, there are excellent sunny aspects throughout the day. Grassed areas with mature trees and bushes including specimen conifers with various patio seating areas surrounding the property. To the corner of the garden there is a summer house with patio area in front and a large ornamental pond (currently not in use). There's a further patio in front of the doors leading to the pool room and additional access to the side which again is grassed with access to the plant room for the pool. At the upper side of the garden there are two substantial greenhouses with are perfect for the keen gardener that are aluminium framed. To the side of here is the garage.

#### **GARAGE**

22' 5" x 18' 6" (6.85m x 5.66m)