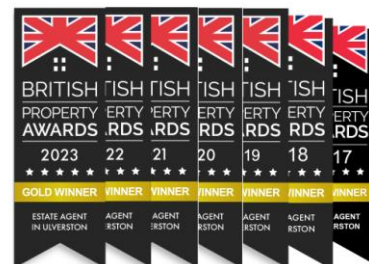
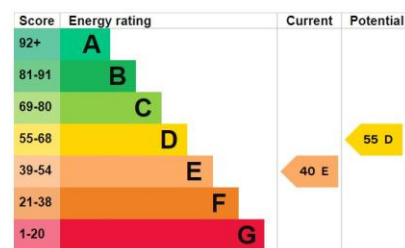
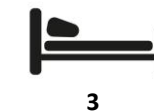


Total area: approx. 115.7 sq. metres (1245.1 sq. feet)



**Estate Agency Act 1979**

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of JH Homes has the authority to make any representation or warranty in relation to the property. All electrical appliances mentioned, power points or heating systems have not been tested by this office and therefore cannot be guaranteed to be in working order. All measurements are approximate in these details.

# 12 The Croft, Stainton With Adgarley, LA13 0NL

For more information call **01229 445004**

2 New Market Street  
Ulverston  
Cumbria  
LA12 7LN

[www.jhhomes.net](http://www.jhhomes.net) or [contact@jhhomes.net](mailto:contact@jhhomes.net)

Family sized home situated at the head of an elevated cul-de-sac in the popular village of Stainton with Adgarley. Well presented and cared for by the current owner and set on a generous plot with attractive gardens that will be appreciated upon inspection. Off road parking, good sized detached garage and the property offers accommodation comprising of entrance porch, hall, cloakroom/WC, dining room with open access to conservatory, kitchen with family area and first floor lounge offering pleasant open views. To a half landing are three bedroom, storage room and bathroom. Complete with storage building to rear offering great potential, tanked gas central heating and double glazing. The property offers a comfortable home to in a popular Low Furness Village, with early viewing both invited and recommended.



#### DIRECTIONS

Leaving Ulverston on the A590 towards Barrow, continue through Swarthmoor and then through Cross-a-Moor, take a left hand turn signposted Great Urswick. Follow this road through Great Urswick and then Little Urswick coming to a T junction. Take a right hand turn, follow the road into Stainton with Adgarley. Pass the Stagger Inn, before taking the second right onto The Croft. The property can be found near the top on the right hand side.

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

<https://what3words.com/surcharge.oils.yours>

#### GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: E

LOCAL AUTHORITY: Westmorland & Furness District Council

SERVICES: Mains drainage, water and electricity are all connected. Gas is by way of a tank.





Accessed through a mahogany shaded PVC door with double glazed insert into:

#### **PORCH**

Pine clad ceiling, uPVC double glazed window and feature white PVC door with double glazed central leaded and coloured glass pane giving access to:

#### **ENTRANCE HALL**

Pine staircase to side, radiator and light woodgrain laminate flooring. Open to dining room, pine door to cloakroom/WC and further pine door to kitchen/family room. Alcove recesses for display and storage purposes.

#### **CLOAKROOM/WC**

8' 2" x 6' 6" (2.49m x 1.98m)

UPVC double glazed window to front with pattern glass pane, corner mounted WC with push button flush, pedestal wash hand basin and wall mounted Valiant gas combi boiler for the heating and hot water systems from a bulk tank storage system. Black high gloss tile effect vinyl flooring.

#### **DINING ROOM**

12' 4" x 8' 3" (3.76m x 2.51m)

With open access to the adjacent hallway and conservatory. Radiator, ceiling light point as well as two wall light points. Open access to:

#### **CONSERVATORY**

10' 7" x 8' 4" (3.23m x 2.54m)

PVC double glazed construction set to a low wall with polycarbonate style roof offering a view over the surrounding countryside and garden. Sliding door to garden, combination light and fan to ceiling.

#### **FAMILY ROOM**

11' 4" x 9' 6" (3.47m x 2.91m)

Wood grain laminate floor, radiator, ceiling light point and uPVC double glazed window to the rear looking to the rear garden. Open to:

#### **KITCHEN**

10' 7" x 9' 6" (3.25m x 2.92m)

Fitted with a range of base, wall and drawer units with slate shaded work surface incorporating stainless steel sink unit and mixer tap. Inset Logic electric hob and low-level electric oven, space for fridge, recess and plumbing for washing machine and built in dishwasher. Splashback tiling, wood grain laminate flooring and PVC door with double glazed central pane giving access to the side and rear garden.

#### **FIRST FLOOR LANDING**

Half landing with door to inner landing, bedrooms and bathroom. Stairs lead to upper lounge.

#### **LOUNGE**

15' 7" x 11' 6" (4.75m x 3.51m)

Two picture windows to front and side offering lovely aspects over the rooftops of the village to the surrounding countryside. Stripped pine flooring, central feature, fireplace with white fire surround, conglomerate style inset and hearth with electric fire.

#### **INNER LANDING**

Radiator, access to three bedrooms, bathroom and storage room.

#### **STORAGE**

7' 0" x 4' 11" (2.13m x 1.5m)

Racked shelving and coat hooks to wall.

#### **BEDROOM**

13' 11" x 9' 11" (4.25m x 3.03m)

Double room with uPVC double glazed window to side offering a pleasant aspect beyond the neighbouring properties towards the surrounding farmland. Radiator, ceiling light point and power points.

#### **BEDROOM**

9' 11" x 9' 10" (3.02m x 3m)

Double room situated to rear with radiator, ceiling light point, power points and uPVC double glazed window.

#### **BEDROOM**

11' 11" x 6' 9" (3.63m x 2.06m)

Single room with uPVC double glazed window looking towards the front driveway at the head of the cul-de-sac. Tall column radiator, ceiling light point and power points.

#### **BATHROOM**

8' 3" x 6' 9" (2.51m x 2.06m)

Four piece suite in white comprising of partially sunken bath with tiled surround, mixer tap and shower attachment, pedestal wash hand basin with mixer tap, WC with push button flush and quadrant shower cubicle with electric shower. Combination radiator and towel rail, complementary tiling, laminate style tile floor, combination light and fan and further ceiling light point. UPVC double glazed window to the rear with pattern glass pane.

#### **EXTERIOR**

Immediately to the front of the property is off road parking and access to garage. To the side of the parking area there is a slate shingle area with fencing screening the side garden and housing the gas bulk storage tank. Access to front door and gated access leading round to the rear of the property.

The side garden is a lovely feature of the property with excellent sunny elevations, lawn with hedging to perimeter and steps leading down to a lower slate shingle area with bark mulch covering the borders that are planted with shrubs and bushes. Paved patio area to side with further slate chip areas and access to an additional flagged patio which then leads towards the rear of the property. The rear offers access to the kitchen, lean to greenhouse and storage building. The gardens are enclosed so ideal for younger children or animals, with a good degree of sunlight throughout the day complementing this lovely property.

#### **GARAGE**

22' 3" x 8' 11" (6.78m x 2.72m)

Block built garage with up and over door, window to rear, electric ceiling light and power sockets.

