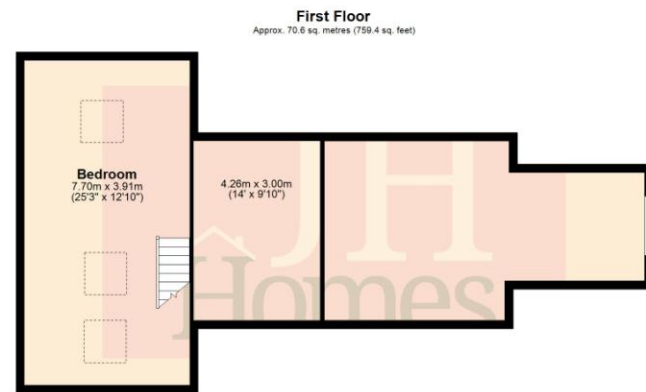
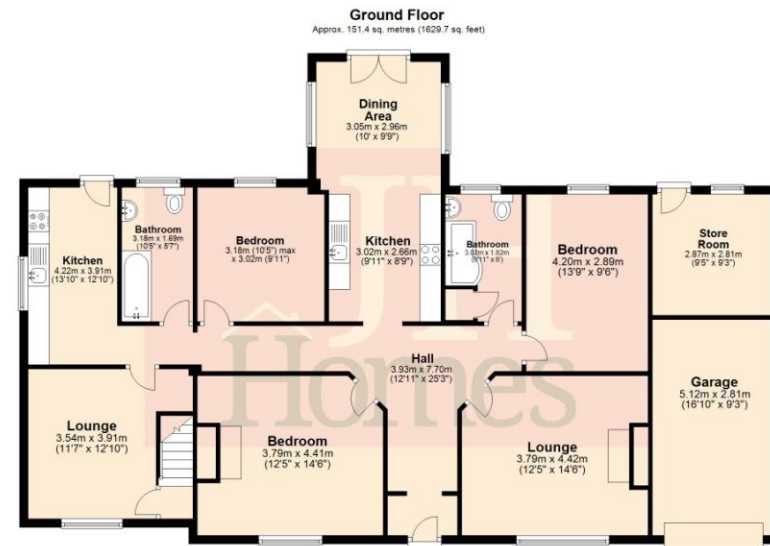


**JH
Homes**

£350,000



Total area: approx. 222.0 sq. metres (2389.1 sq. feet)



2



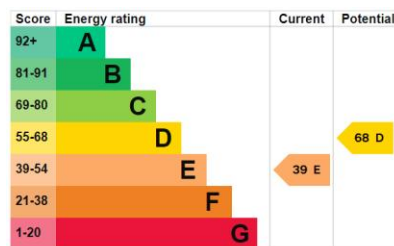
4



2



GARAGE & PARKING



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.

**JH
Homes**

**Highfield Nook, Ireleth Road,
Askam-in-Furness, LA16 7JD**

For more information call 01229 445004

**2 New Market Street
Ulverston
Cumbria
LA12 7LN**

www.jhhomes.net or contact@jhhomes.net

Versatile and deceptively spacious detached property situated in a lovely position within the popular village of Ireleth. Offering superb accommodation that is both versatile and flexible and has in the past been used to offer an additional annex for holiday letting etc. Spacious family sized accommodation or even dual family occupation with perfect granny style annex if required. Surrounded with gardens to the front, side and rear, ample off road parking as well as attached garage. The quiet position is handy for local amenities and access to nearby towns and villages as well as the amenities of Askam in Furness and its railway station. Comprising of vestibule, hall, lounge, two ground floor bedrooms, kitchen/diner and bathroom. Lockable door to annex, which offers a bedroom, bathroom, kitchen/utility, lounge with staircase leading to a double bedroom to the first floor. Complete with gas central heating system, uPVC double glazing and some electric storage heating. Offered with vacant possession, having no upper chain and early viewing is invited. It is to be noted that there is a loft which could offer further development potential subject to acquiring the necessary permissions.



DIRECTIONS

From Dalton Bypass take the roundabout signposted Askam. Proceed along the road and continue as though going towards the Railway Crossing with the car sales garage on the Right, follow the road round as you enter onto Ireleth Road, Continue along here and just after the turning to the Petrol Garage on the left is the drive to Highfield Nook.

The property can be found by using the following "What Three Words" <https://What3Words///hatter.guidebook.ringers>

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: D

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: All mains services including, gas, electric, water and drainage.





Accessed through a PVC door with double glazed feature oval pane opening into:

PORCH

Tiled floor, fitted base and wall cupboard and open access to hall.

ENTRANCE HALL

12' 11" x 5' 8" (3.94m x 1.73m)

Radiator, electric storage heater and access to ground floor rooms and inner hall. Access to loft with drop down ladder.

LOUNGE

14' 5" x 12' 5" (4.39m x 3.78m)

Central, feature fireplace with slate hearth and surround housing log burning stove with side slate display and log store under. UPVC double glazed window, radiator, storage heater, ceiling light point and two wall light points.

KITCHEN/DINER

20' 3" x 9' 8" (6.17m x 2.95m) widest points

Kitchen Area

Attractive range of base, wall and drawer units with patterned work surface incorporating stainless steel sink and unit and mixer tap with complementary tiling to upstands. Electric hob with cooker hood over, low level oven, recess and plumbing for washing machine, dishwasher and space for American style fridge freezer.

Tiled floor to the whole room.

Dining Area

Vaulted ceiling, PVC double glazed doors opening to rear garden, windows to sides and two skylights. Light and fan combination to ceiling, ample space for family table and radiator.

BEDROOM

14' 5" x 12' 5" (4.40m x 3.80m)

Double room with uPVC double glazed window overlooking the front garden and beyond. Central, feature fireplace with cream stone effect fire surround, matching hearth with electric coal glow effect fire. Radiator, storage heater, electric light and power.

BEDROOM

13' 9" x 9' 5" (4.21m x 2.89m)

Double room with radiator, electric light and power.

UPVC double glazed window to rear looking towards the rear patio and garden.

BATHROOM

9' 10" x 5' 11" (3.02m x 1.81m) widest points

Fitted with three piece suite comprises of shaped shower bath with glazed screen and shower over, wash hand basin with mixer tap on a vanity unit with storage cupboard under and a WC with push button flush. Tiled to wet areas with additional half tiling to remaining walls, chrome ladder style towel radiator, fitted mirror and multi paned glazed door to airing cupboard housing factory insulated hot water tank with timer control clock and shelving. UPVC double glazed window with pattern glass pane to rear.

INNER HALL

Lockable door to inner hall with access to annex/additional accommodation.

BEDROOM

9' 11" x 10' 2" (3.03m x 3.10m)

Further double room with uPVC double glazed window, radiator, electric lighting and power.

BATHROOM

10' 4" x 5' 6" (3.15m x 1.69m)

Fitted with a modern three piece suite in white comprising of bath with shower over, glass shower screen and mixer tap, wall hung wash hand basin with mixer tap, shelf and mirror above and WC with push button flush. Radiator, two fitted towel rails, inset lights to ceiling, extractor fan and uPVC double glazed window.

KITCHEN/UTILITY

13' 10" x 6' 11" (4.24m x 2.11m)

Modern fitted base and wall cupboards with high gloss granite effect work surface, matching up stand with recess and point for gas cooker with cooker hood over and inset stainless steel sink unit with mixer tap. Built in fridge, recess for dryer, tiled flooring, inset lights to ceiling, radiator, uPVC double glazed window to side as well as half glazed PVC door to rear. Multi pane glazed door to second reception room.

SECOND RECEPTION ROOM

11' 7" x 9' 11" (3.54m x 3.03m)

UPVC double glazed window to front looking to the garden and beyond neighbouring properties, towards the bay in the distance. Radiator, open under stairs area and door to staircase leading to top floor bedroom.

FIRST FLOOR LANDING

BEDROOM

14' 8" x 13' 0" (4.47m x 3.96m)

Three Velux double glazed roof lights, radiator and uPVC double glazed windows gives distant views towards the bay in the distance. Access to eaves storage space.

LOFT ROOM

25' 0" x 8' 4" (7.64m x 2.56m)

Double glazed window to gable and offers excellent general storage space/hobby room, but also has fantastic potential for development into further accommodation if required.

EXTERIOR

The property is approached by a long gravel driveway from Ireleth Road which gives access to parking and turning space at the front of the property. Further gravelled area to side and access to garage.

The front garden is attractively presented with stepped access to a crazy paved patio and front door, with an area of lawn with borders around the perimeter, mature trees and hedge with the neighbouring property. To the side of the garage is access to the rear garden and access to store and workshop/store.

The rear garden is well presented with sloping lawn, slate crazy paved path and patio with point for central clothes dryer, shrubbery to the boundary and access from the French doors to the kitchen. From the patio there is stepped access to the grassed side garden area and pathway leading background to the front garden.

