

**HACKNEY  
& LEIGH**  
Sales



Barrows Green, Ayside, Grange-over-Sands

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## Barrows Green

£795,000

Barrows Green

Ayside

Grange-over-Sands

Cumbria

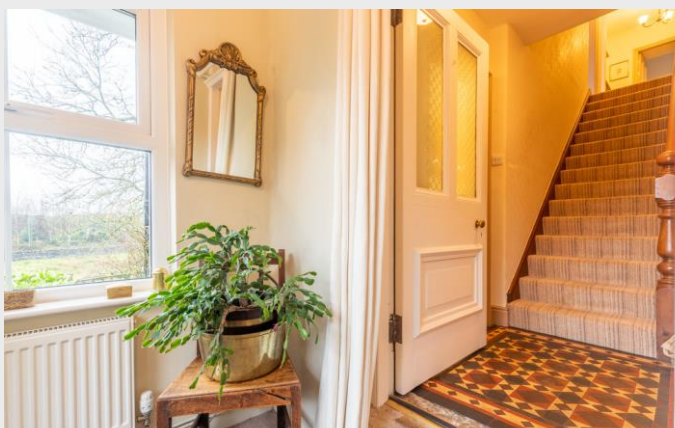
LA11 6JE

This impressive Detached, traditional Lakeland Family Home is beautifully presented inside and out with tasteful, neutral décor and a warm, inviting and homely feeling throughout.

This, spacious, light and versatile property comprises, Entrance Porch, Hallway, Lounge, Breakfast Kitchen, Dining Room, Cloakroom, Rear Porch, Pantry, Cellar, 4 Double Bedrooms (2 En-suite and 1 with Dressing Room) and Family Bathroom.

Stone Outbuildings, copious Parking, Greenhouse, Timber Store and approx 1.5 acres of stunning Gardens. Viewing highly recommended.

No Upper Chain.



Porch and Entrance



Breakfast Room through to Kitchen

**Description** If you are looking for somewhere just a little bit special then stop, we are very confident that you have found it. This Detached, traditional Lakeland, picture perfect Family Home provides warm, comfortable, inviting, relaxed, peaceful living in spades - all within the stunning Lake District National Park.

Originally a Farmhouse dating back to the 1860's this striking and handsome property stands in approx 1.5 acres of fastidiously kept Gardens which are an absolute credit to the vendors. The outside is as immaculate as the inside!

Barrows Green retains much of the charm from the era with deep set windows and window seats, original doors, deep skirting boards, slate flagged floors, original en-caustic tiling in the Hallway, cold slabs in the cellar and pantries, the odd exposed beam etc, etc - the clever vendors have seamlessly blended these beauties with wonderful modern luxuries such as uPVC 'sash' windows, partial under floor heating, modern bathrooms etc. A real added bonus is that the positioning means it enjoys the sun all day long. As all the hard work has been done, literally, the lucky new owners just need to turn the key in the lock, move their belongings in and sink into a comfortable armchair by the fire and breath a satisfied sigh of relief.

For those who like to put their own stamp on matters, do not despair, there are some areas that could be developed if you wish. The pretty stone outhouses have much potential. Currently utilised as storage (2 out of 3 have power and light) with a little imagination (and relevant planning consents) this could become a superb home office, gym, studio, workshop or perhaps even some accommodation? Similarly, the sizeable cellar (currently used as Utility Room) has scope to be a 'man cave', teenagers den or cinema room perhaps? Another interesting possibility the vendor has considered is perhaps building on part of the sizeable plot. There are two vehicular access gates for this property, one at either end, so access and ample space are definitely already there!



Kitchen



Breakfast Room



Kitchen



Pantry



Cellar



Dining Room

Subject to the relevant planning consents there may be the possibility to build some ancillary accommodation that wouldn't even be seen from the main house.

From the moment you enter the driveway you will be impressed with the splendid, well maintained and colourful gardens and the charming attractive Lakeland stone exterior of this picturesque home.

The front door (complemented with roses around the door) opens into the closed Entrance Porch with windows to two sides providing lovely views into the Gardens.

The traditional front door opens to the Hallway with staircase to the First Floor and wonderful, original 'Victorian' tiled floor. To the left is the Breakfast Kitchen. A delightful, bright room of very generous proportions. Window, with window seat and pleasing outlook to the front Garden. Recessed, original cupboard and ample space for dining table and chairs, flowing naturally into the central kitchen. This Kitchen really would be the heart of the home. Furnished with a range of shaker style, solid wood cabinets with rounded corners and central island with inset 1½ bowl sink. The incredible work surface is dark granite with a leathered effect. Integrated fridge/freezer and dishwasher and Rangemaster cooker with extractor over.

How many of us dream of a Pantry? Well here you have one. A walk in spacious Pantry with cold slab, shelving and slate flagged floor. A charming old latch door leads down the stairs to the Cellar.

The Cellar is currently used as a Utility Room. The oil central heating boiler is housed down here and there is an external window and original slate floor. Oodles of space for washers, dryers, freezers etc and excellent storage. Of course, this is a versatile room and suitable for a variety of different uses.



Lounge

From the Breakfast Kitchen and via double doors from the Lounge is the formal Dining Room. A super, full width room with attractive slate flagged floor, under floor heating and 2 windows providing a lovely rear aspect. Ample space for dining furniture.

The Rear Porch is a useful space for muddy boots and wet coats. The Cloakroom has a continuation of the lovely slate flagged floor and has enough space to accommodate a washing machine and tumble drier or shower, this useful Cloakroom has a frosted window, modern WC and small, wall mounted wash hand basin.

Finally the fabulous Lounge, which is light and bright with a lovely outlook into the front Garden. Attractive feature fireplace with multi-fuel stove.

From the Hallway the stairs with original pitch pine spindles and balustrades lead up to the spacious Landing. The Master Bedroom is a treat with rear aspect. Modern, tiled En-Suite Shower Room with a 3 piece white suite and Dressing Room. The Dressing Room has a wall of built in wardrobes and rear aspect. It would be a fairly simply task to add a door here which could create a Nursery or Study perhaps if that was of more use to the new owner.



Lounge



Lounge

There are 2 spacious sunny Double Bedrooms both with delightful outlooks into the Garden. Bedroom 2 has a small walk-in wardrobe and very attractive En-Suite Shower Room which has a contemporary white suite and is tiled with Burlington Slate. Bedroom 3 has a lovely dual aspect. Bedroom 4 is the final Double Bedroom and is still very well proportioned and enjoys a side aspect.

The Family Bathroom has a white 3 piece 'Victorian' style suite comprising roll top, claw foot bath with shower over, wall mounted wash hand basin and WC. Complementary tiling and Victorian style radiator.



First Floor Landing



Bedroom 1



Dressing Room

The décor throughout this home is tasteful and muted, upstairs in particular feels similar to a luxurious hotel.

Outside is a charming stone building divided into 3 separate stores, 2 have power and light and 1 has a useful WC. Clearly, the possibilities for this building are exciting and varied or perhaps you would just like dry storage as it is! Around to the rear is a good sized covered 'Log Store'.

The sizeable Garden naturally has several separate areas. To the rear is the pretty 'Orchard' with Damson Trees, lawn and wonderful spring flowers. There is a raised, paved patio and a super gravelled area which provides an enviable, sunny spot to sit and relax with a morning coffee or alfresco dining in the evening enjoying a glass of wine and the splendid views.

Also to the rear is good sized timber 'shed' with power and light, previously used as a Home Office. There is a Greenhouse and several, raised, very productive vegetable plots.

To the front of the property there is a wonderful Garden stocked with a variety of trees, mature shrubs which has naturally become a Wildlife Garden. This area is now buzzing with birds, insects, deer, badgers etc.

The Garden is an absolute credit to the vendors who quite clearly enjoy maintaining its charm and beauty. Home to a vast range of plants and shrubs, some quite rare! In the Spring and Summer the Garden provides a profusion of colour with cleverly thought out contrasting colours, heights and textures. Mature and well established Rhododendron, Camellia, Hydrangea, Ornamental Weeping Pear, Acers, Twisted Willow Trees and many many specimen plants are perfectly interspersed between charming secret pathways, well stocked rockery beds and the wooded Garden at the top.

Genuinely, words do not do this Garden, or indeed the home justice, it has to be seen to be appreciated.

**Location** Barrows Green is nestled between the hamlet of Ayside and the village of High Newton and enjoys a high level of privacy, with good access to the A590 and good transport links to Barrow in Furness and the M6 Motorway.

High Newton is within easy walking distance and has the highly regarded 'Heft' Public House and Michelin starred restaurant. WRS Reclamation Services incorporating 'Harrys' is also a delight with delicious Breakfasts and excellent Sunday lunches!

It is only 5 minutes by car to the famed and picturesque village of Cartmel with more Public Houses, Cartmel Races, L'Enclume and Sticky Toffee Pudding. 10 minutes to Grange with a wide range of amenities including Medical Centre, Primary School, Library, Post Office etc. 20 minutes to the market town of Ulverston and 20 minutes to Bowness on Windermere! If you enjoy the quieter and slightly 'out of centre' location then this is utterly perfect. In a lovely rural setting, with a strong, semi-rural feel and delightful garden/country views.

To reach the property from Junction 36 of the M6 follow the road in the direction of Barrow in Furness. At Lindale roundabout take the second exit and proceed up Lindale Hill. As you come up the hill take the second left signposted Cartmel. At the 'T' junction turn right and then second left. Go through the Village of High Newton and take the next left. Barrow's Green is on the left hand side.



Bedroom 2



En-Suite Shower Room



Shower Room



Bedroom 3



Bedroom 3



Accommodation (with approximate measurements)

Entrance Porch

Entrance Hall

Breakfast Kitchen 12' 5" x 10' 10" (3.78m x 3.3m) plus 13' 3" x 11' 3" (4.04m x 3.43m)

Pantry 8' 3" x 5' 10" (2.51m x 1.78m)

Cellar 12' 11" x 10' 2" (3.94m x 3.1m)

Lounge 25' 9" x 12' 3" (7.85m x 3.73m)

Dining Room 23' 3" x 9' 5" (7.09m x 2.87m)

Cloakroom

Rear Porch

Master Bedroom 10' 4" x 9' 9" plus En-Suite Shower Room (3.15m x 2.97m plus En-Suite Shower Room)

En-Suite Shower Room

Dressing Room 9' 7" x 7' 10" inc wardrobe (2.92m x 2.39m inc wardrobe)

Bedroom 2 12' 11" x 12' 0" (3.94m x 3.66m)

En-Suite Shower Room

Bedroom 3 13' 0" x 12' 3" (3.96m x 3.73m)

Bedroom 4 12' 2" max x 11' 0" (3.71m max x 3.35m)

Bathroom

Stone Outhouse 1

Stone Outhouse 2

Stone Outhouse 3

Log Store

Timber Store/Summer House 11' 9" x 7' 10" (3.58m x 2.39m)

Greenhouse





Bathroom

**Services:** Mains water and electricity. Oil central heating to radiators. Calor gas to gas stove and cooker hob. Electric underfloor heating to both En-Suites. Septic tank drainage. Please note that due to updated regulations for septic tanks and private drainage facilities, interested parties may wish to seek independent advice on the installation. We can recommend several local firms who may be able to assist.

**Tenure:** Freehold. Vacant possession upon completion.

\*Checked on <https://checker.ofcom.org.uk/> 11.3.24

**Council Tax:** Band F. Westmorland and Furness Council.

**Viewings:** Strictly by appointment with Hackney & Leigh Grange Office.

**What3words:** <https://what3words.com/node.samplers.tamed>

**Energy Performance Certificate:** The full Energy Performance Certificate is available on our website and also at any of our offices.



A thought from the Owners .....

Barrows Green is a lovely haven. Yet only minutes to the village and easy access to bus, rail and road networks.

Viewing Notes:

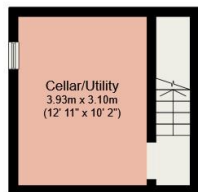


Garden

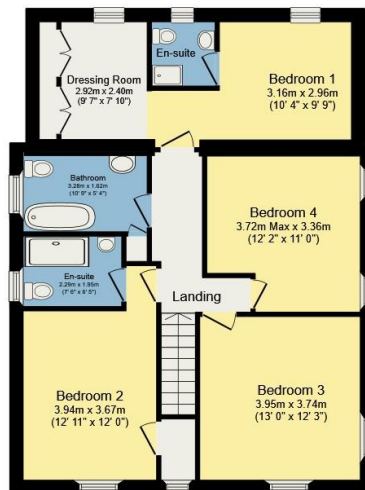


Garden

Barrows Green, Ayside, Grange-Over-Sands



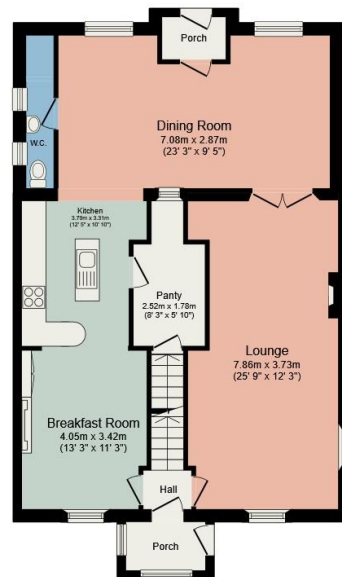
Cellar



First Floor



Outbuildings



Ground Floor

Total floor area 225.9 m<sup>2</sup> (2,432 sq.ft.) approx

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them.



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