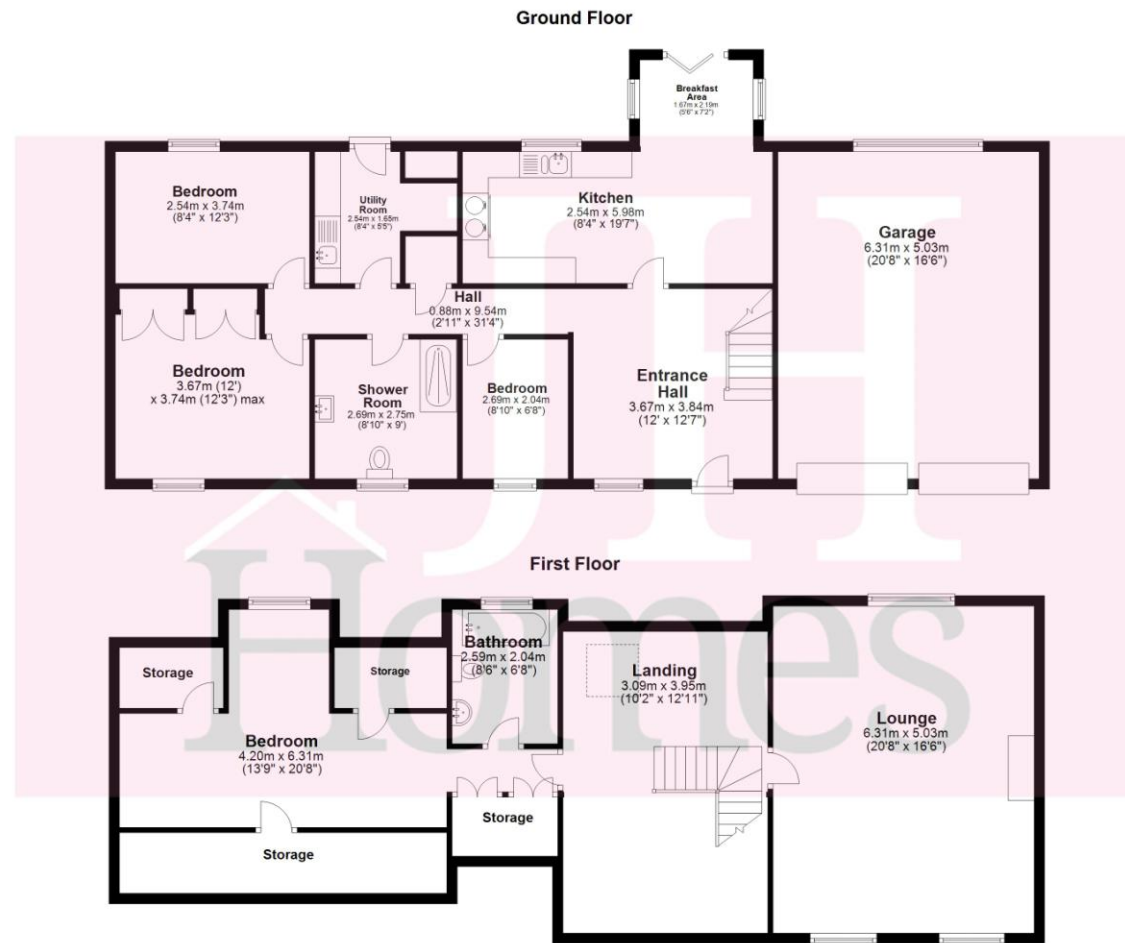


JH
Homes

£400,000



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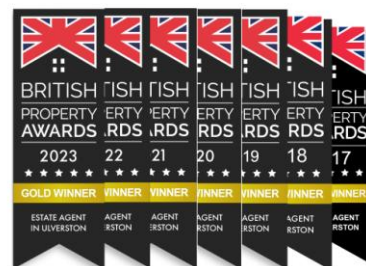
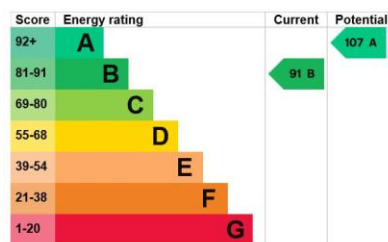
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GARAGE & PARKING



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

Rose Cottage, Stainton With Adgarley, Barrow-in-Furness, LA13 0NW

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Beautifully modernised semi detached family sized property which has been greatly extended by the current vendor. Situated in the popular village of Stainton which is convenient for commuting to Barrow and Ulverston this lovely home offers good sized accommodation comprising of entrance hallway/dining room, lounge with vaulted ceiling maintaining original beams and multi fuel stove, superb family kitchen with slate worktops, Everhot range cooker and breakfast area, utility room, galleried landing, four bedrooms, master bedroom with ensuite and luxury shower room. Complimented by underfloor and electric heating powered by the air source heat pump, solar panels and vacuum cleaning system. Externally is an elevated garden with composite decking area, patio and outbuildings, enclosed garden to front, extensive parking, double garage plus uPVC double glazing all which will be fully appreciated via recommended viewing. Viewing is essential to be fully appreciated.



DIRECTIONS

On entering Stainton from the Urswick direction, the property can be found on your right hand side on the edge of the village.

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

<https://what3words.com/family.bleach.refusals>

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: B

LOCAL AUTHORITY: Westmorland & Furness Council

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





Entered through a bespoke GRP composite door with glazed inserts into:

ENTRANCE HALL

UPVC double glazed window to front, wood laminate flooring, open to inner hallway and spindled staircase to first floor. Airing cupboard with radiator, doors to bedrooms, shower room and utility room.

KITCHEN

8' 4" x 19' 7" (2.54m x 5.97m)

Fitted with a bespoke Harvey Jones range of base, wall and drawer units with slate worktop over incorporating stainless steel sink with swan necked mixer tap and matching splashbacks. Integrated range cooker, dishwasher and space for fridge/freezer. Open to:

BREAKFAST AREA

5' 6" x 7' 2" (1.68m x 2.18m)

Two uPVC windows, bi fold doors to rear patio and ceiling light point.

BEDROOM

12' 0" x 12' 3" (3.66m x 3.73m) widest points

UPVC double glazed window to front, fitted furniture comprising of double wardrobes and bedside tables, beams to ceiling and ceiling light point.

BEDROOM

8' 4" x 12' 3" (2.54m x 3.73m)

UPVC double glazed window to rear, beams to ceiling and ceiling light point.

BEDROOM

8' 10" x 6' 8" (2.69m x 2.03m)

UPVC double glazed window to front and ceiling light point.

SHOWER ROOM

8' 10" x 9' 0" (2.69m x 2.74m)

Walk in double shower, vanity unit housing sink with mixer tap and concealed cistern, dual flush WC. Fully tiled to walls and floor, wall mounted heated towel rail, beams to ceiling and ceiling light point.

UTILITY ROOM

8' 4" x 5' 5" (2.54m x 1.65m)

Fitted with a section of base units with worktop incorporating sink. Ceiling light point and external door to rear garden.

FIRST FLOOR GALLERIED LANDING

Velux window, door to bedroom and door to:

LOUNGE

20' 8" x 16' 6" (6.3m x 5.03m)

Dual aspect windows front and rear with the rear providing views of the open countryside with window seat to the front. Wood burner set to hearth with red brick surround, back and wooden mantle over, beams to vaulted ceiling, ceiling light point and wall light point.

BEDROOM

13' 9" x 20' 8" (4.19m x 6.3m)

Double room with ample eaves storage areas, radiator, exposed beams to ceiling and ceiling light point. UPVC double glazed bay window to rear and door to:

ENSUITE

8' 6" x 6' 8" (2.59m x 2.03m)

Modern three piece suite comprising of bath with telephone style mixer tap, WC and pedestal wash hand basin. Tiled to wet area's, ceiling light point and uPVC double glazed opaque window.

DOUBLE GARAGE

20' 8" x 16' 6" (6.3m x 5.03m)

Two roller doors, light, power, water and built in vacume. Window to rear.

EXTERIOR

Stone chipped driveway giving access to the double garage and side. Steps lead to the front entrance door and enclosed lawned garden to front with pleasant stone chipped seating area.

Flagged patio to rear accessed via the side of the property and breakfast area. Further elevated slate patio with wood store and air source heat pump. Further steps up to the split level lawned garden with stunning views towards open countryside, stone walling and composite decking.

OUTBUILDING

UPVC double doors, uPVC single door, sink, light and power.

