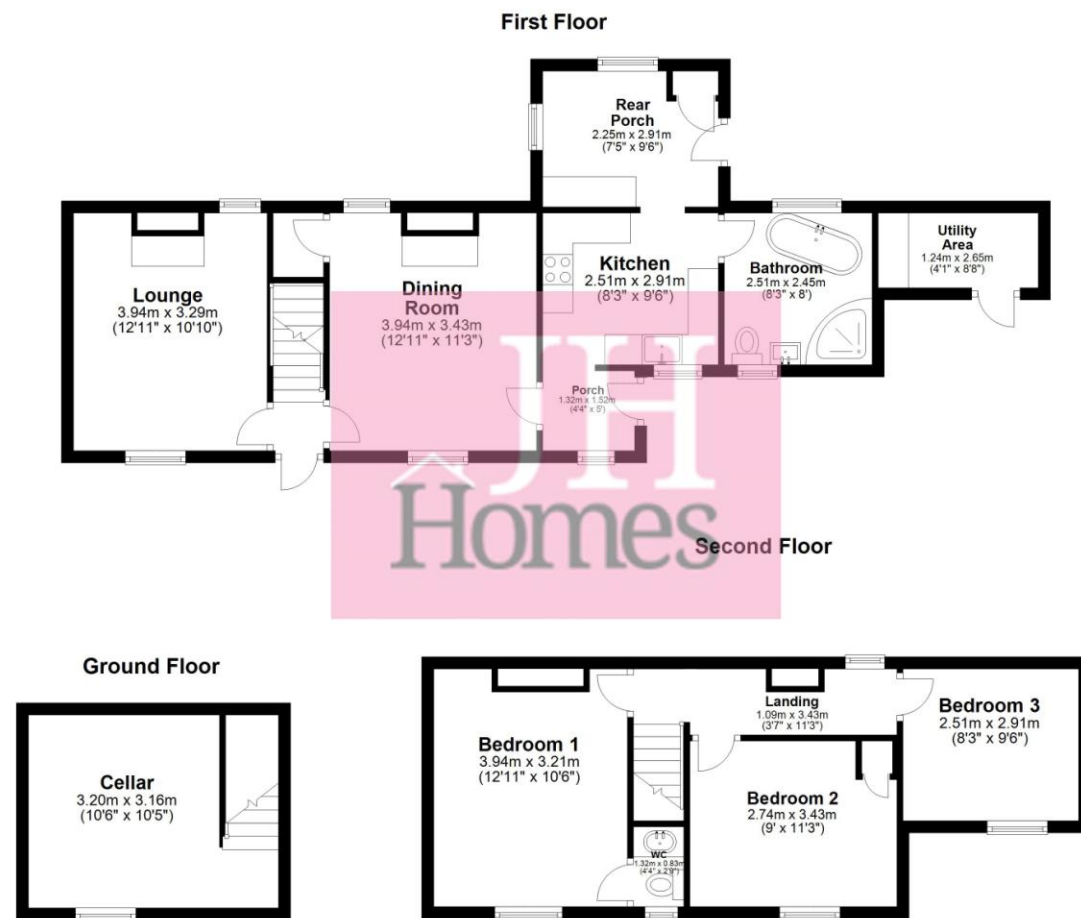


JH  
Homes

£550,000



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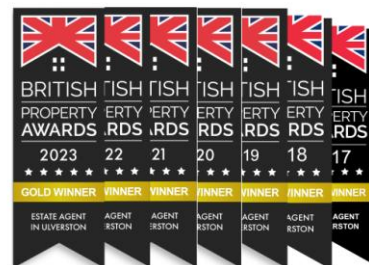
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GARAGE & PARKING



**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

Gibraltar Farm, Cemetery Hill,  
Dalton-in-Furness, LA15 8LL

For more information call **01229 445004**

2 New Market Street  
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Traditional property situated close to the heart of Dalton in Furness and convenient for all amenities and offering a rare opportunity to purchase a character home with adjoining land and ample off-road parking, as well as a large agricultural building and stables. Having been in the family ownership for many years and offering a most comfortable, well presented home perfect for anyone with equine interests, hobby farming etc. Comprising of entrance porch, lobby, lounge, dining room, versatile basement, kitchen, utility, ground floor bathroom and to the first floor are three double bedrooms with the master having an ensuite WC. Double glazing, gas fired central heating system, useful wash house, wood Store, three garages, ample parking with agricultural building, stable block close by. This is an excellent and rare opportunity to purchase a property of character not only a convenient location, but with the advantage of good outside space. Early inspection is both invited and recommended to appreciate this lovely home.



#### DIRECTIONS

Proceeding through Dalton heading in the direction of Barrow In Furness. Continue along Market Street and take the turning to Barrow and Abbey Road. Turn immediately left just before Cemetery Hill and the property is ahead of you.

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

<https://what3words.com/radiated.funky.prank>

#### GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: D

LOCAL AUTHORITY: South Lakeland District Council

SERVICES: Mains Drainage, Gas, Water and Electricity are all connected





Front access is on foot through the front garden with the rear door being used as the main access point to the property leading from the parking area to the rear. PVC door with double glazed inserts at the top of the steps opening to utility.

#### **LOBBY**

PVC door with double glazed, leaded patterned glass panes opening to canopy porch and garden beyond. Staircase leading to first floor.

#### **LOUNGE**

10' 9" x 11' 3" (3.28m x 3.45m)  
Central, feature fireplace with stone lintel, slate hearth and wood burning stove. Alcove cupboard to side with illuminated display, white painted timbers to ceiling, wood framed double glazed window to rear and further uPVC double glazed window to front overlooking the lovely garden. Radiator, ceiling light point and power.

#### **DINING ROOM**

11' 5" x 11' 3" (3.50m x 3.43m)  
UPVC double glazed window to front offering fabulous view over the garden and land beyond. Traditional feature Range with working fire, pine surround, original slate flagged floor, pine alcove cupboard, further recessed alcove with illuminated displays and radiator. Access to front hall and door to basement room.

#### **BASEMENT**

10' 4" x 10' 2" (3.16m x 3.12m)  
Accessed by way a set of slate steps with metal handrail. Double glazed window to front, radiator, ceiling light point and power.

#### **KITCHEN**

9' 6" x 8' 1" (2.91m x 2.48m)  
Fitted with cream fronted base, wall and drawer units with granite work surface over with inset Belfast style sink and mixer tap and complimentary tiled upstands. UPVC double glazed leaded window offering a pleasant aspect over the garden and adjacent land belonging to the property. Recess and point from electric cooker with cooker hood over, recess and plumbing for dishwasher and open access to lobby with uPVC double glazed window and door and matching units with access to garden area.



#### **UTILITY ROOM**

9' 9" x 7' 4" (2.99m x 2.25m)  
Two wood frame double glazed windows overlooking the garden and quarry tiled floor. Fitted base and wall cupboards with woodblock work surface. Wall mounted Potterton boiler for the heating and hot water systems, radiator, ample space for freestanding fridge and freezers and coat hooks to wall. Open to kitchen.

#### **BATHROOM**

8' 0" x 8' 5" (2.45m x 2.58m)  
Traditional style four piece suite in white comprising of roll top bath with ball and claw feet and mixer tap to one end, glass shower cubicle, pedestal wash hand basin with mirror above and WC. Panelling to walls, tiling to floor, tall chrome ladder style towel radiator and modern panel radiator. UPVC double glazed window to front and wooden double glazed window to rear.

#### **FIRST FLOOR LANDING**

Access to bedrooms, window looking to the rear looking towards the garden and parking area and access to loft with drop down ladder.

#### **BEDROOM**

10' 8" x 13' 0" (3.26m x 3.97m)  
Double room with feature arched uPVC double glazed window to front with tilt and turn opening pane offering fabulous aspect onto the garden and beyond. Traditional, feature cast fireplace, radiator, electric light and power. Narrow traditional pine door to ensuite WC.

#### **ENSUITE**

3' 0" x 5' 6" (0.92m x 1.70m)  
WC with push button flush and wash hand basin set to granite surface with mixer tap. UPVC double glazed window and electric shaver point.

#### **BEDROOM**

11' 4" x 8' 10" (3.46m x 2.70m)  
Double room situated to the front with feature arched uPVC double glazed window offering a lovely aspect to the front garden. Built in wardrobe and matching bedside unit, radiator, electric light and power.

#### **BEDROOM**

8' 3" x 9' 6" (2.52m x 2.90m)  
Traditional wooden flooring, uPVC double glazed window to front with a lovely outlook, radiator, electric light and power.

#### **EXTERIOR**

Immediately to the front of the property and accessed from the side lobby adjacent to the kitchen is a most attractive garden with lovely stone flagged patio, retaining wall around the perimeter giving access onto a lovely front garden and the wash house.

From the patio area is a matching flagged path, two other patio areas situated to the front of the property and either side of the traditional open porch to the front of the house. The front garden is laid to lawn with a variety of mature fruit trees including apple, plum, pear and damson plus a variety of shrubs and bushes. Ornamental pond to the upper section with recirculating pump, outdoor socket and water tap. Gate to side of the garden giving access to a public footpath.

The public footpath leads to a farm gate giving access to the land belonging to Gibraltar Farm. Accessed via a track and comprising two fenced paddocks with hard standing by a agricultural building and stables. To the side is an older stable block with several stalls. Accessed easily on foot and by vehicle over neighbouring land with formal right of way adjacent to the neighbouring property.

To the rear of the property is the main access to the property by car which has ample off road parking for numerous vehicles. Lovely garden area with lawn and mature borders adjacent to the house with further patio seating area. On entering the driveway there is a block of three garages with electric light, power and water. Steps lead to the back door and to the side is an excellent wood store.

#### **WASH HOUSE**

Accessed through a PVC door. Plumbing for washing machine with shelf and space for dryer above. Electric light, power and fitted coat hooks to wall.

#### **AGRICULTURAL BUILDING**

44' 5" x 22' 10" (13.56m x 6.98m)  
Metal frame construction with York Boarding, electric light and power.

#### **STORE**

14' 10" x 7' 6" (4.54m x 2.31m)  
Electric light and power.

#### **GARAGES**

Garage One - 15' 5" x 7' 10" (4.72m x 2.39m)  
Garage Two - 15' 4" x 7' 5" (4.69m x 2.28m)  
Garage Three - 16' 4" x 9' 8" (5.00m x 2.95m)