

#### DIRECTIONS

On entering Barrow from Mill Brow roundabout, take your second left into Rating Lane and at the following roundabout turn left into Flass Lane. Continue left into Flass Lane, passed Tesco Metro and Roose Station. At the junction turn left onto Roose Road and turn left at the roundabout into Roose Farm Lane where the property can be found on your right-hand side. The property can be found by using the following "What Three Words" <https://w3w.co/brass.large.wide>

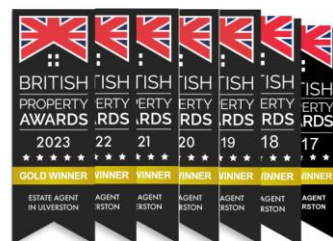
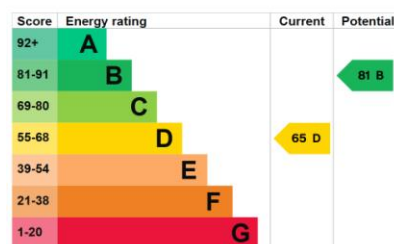
#### GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: D

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains drainage, gas, electric, water are all connected.



#### 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.

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GARAGE &  
PARKING

The Barns, 3 Roose Farm Lane,  
Barrow-in-Furness, Cumbria, LA13 0HB

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Spacious four bedroom semi detached cottage nestled away in this highly popular location on the doorstep of Holbeck and Roose. Surrounding amenities include local shops, three popular family Public Houses in The Ship, Roose Cons and Crofters, bus routes to Barrow Town Centre and Roose Train Station as well as two excellent local schools in Yarlside Academy and Roose School. The property maintains many original style features including tongue and groove internal doors, exposed stonework, beams to ceilings and slate flooring. Occupying a favourable plot with ample, well-established garden to the front, with attached garage and ample parking, uPVC double glazing and gas central heating system. Comprising of hall, lounge, dining room, kitchen, four bedrooms, master with en-suite and family bathroom. Offered for sale with early inspection advised and appointments are available through the offices of JH Homes.



Accessed through a wooden door with glazed inserts into:

**HALLWAY**

Wood style laminate flooring, stairs to first floor with under stairs cupboard and door to kitchen. Door to:

**LOUNGE**

17' 10" x 13' 7" (5.44m x 4.14m)  
Double glazed bay window with window seat to front and double glazed window to rear. Wood burning stove with slate plinth, wooden mantle and sandstone surround extending to alcoves, beams to the ceiling, wood style laminate flooring, radiator. Open to:

**DINING ROOM**

9' 4" x 8' 10" (2.84m x 2.69m)  
Feature beams to ceiling and glass panelled door with matching side panels to:

**KITCHEN**

18' 5" x 14' 6" (5.61m x 4.42m)  
Fitted with a range of base, wall and drawer units with feature island in a Farmhouse style with contrasting worktops over incorporating sink and drainer with matching splash backs. Integrated twin electric ovens, gas hob with cooker hood over and fridge/freezer. Feature beaming to ceiling, wood style laminate flooring and door to hallway. Stable style door to:

**REAR PORCH**

Area of worktop with space and plumbing for washing machine and dryer under. Window and external door to rear courtyard.

**FIRST FLOOR LANDING**

Exposed wooden flooring, doors to bedrooms and bathroom.

**MASTER BEDROOM**

13' 0" x 14' 6" (3.96m x 4.42m)  
Double room with wardrobes, wood style laminate flooring, radiator and uPVC double glazed window to rear. Door to:

**EN-SUITE**

Luxury three piece suite comprising of WC, wash hand basin and walk-in shower. Heated towel rail and tiling.



**BEDROOM**

8' 5" x 12' 4" (2.57m x 3.76m)  
UPVC double glazed window to rear, wood style laminate flooring, built in wardrobe and radiator.

**BEDROOM**

10' 0" x 12' 2" (3.05m x 3.71m)  
Wood style laminate flooring, radiator and uPVC double glazed window to front.

**BEDROOM**

6' 9" x 11' 9" (2.06m x 3.58m)  
UPVC double glazed window to rear aspect, built-in wardrobe, wood style laminate flooring and radiator.

**BATHROOM**

5' 0" x 12' 8" (1.52m x 3.86m)  
Three piece suite comprising of WC, wash hand basin and bath with shower over. Tiling, heated towel rail and uPVC double glazed window to front.

**EXTERIOR**

Well established with lawned gardens to front which are endosed for privacy considerations. Complete with ample parking and a gated courtyard to rear.

**GARAGE**

Light and power.

