

FREEHOLD



15 ROSSE FIELD, BARROW-IN-FURNESS, LA13 9RF

£495,000

FEATURES

Outstanding Detached Family Home

Built Circa 1990 - One Owner From New

End Of Cul-De-Sac Location

Versatile Accommodation

Five Bedrooms . Two En-Suite Facilities

Two Lounges & Dining Room

Modern Fitted Kitchen & Luxury Shower Room

Utility Room & Ample Parking With EV Charging

Double Garage /Workshop

Early Inspection Advised



3



3



5



Off Road Parking,
Triple
Garage, EV
Charging
(private)



An exceptionally rare opportunity to acquire an architect-designed family residence, constructed circa 1990 and offered to the market for the very first time by its original owner. Tucked away at the end of a peaceful cul-de-sac of similar quality homes, the property enjoys a private setting while delivering superior modern living. Features include extensive off-road parking with EV charging point, a photovoltaic panel roof seamlessly connected to the dwelling's electricity supply with batteries, a detached double garage/workshop, and attractively landscaped, low-maintenance gardens. The accommodation is both generous and versatile, perfectly suited to the evolving needs of family life. The impressive "rooms in the roof" provide an ideal opportunity for a self-contained granny flat, teenage suite or guest accommodation, complete with a stylish en-suite shower room. On the ground floor, there are well-proportioned bedrooms, including a superb principal bedroom with dressing room and en-suite. This area could easily be adapted to create two separate bedrooms, with the smaller benefitting from the en-suite facilities. A further bedroom is also located on this level, along with two spacious lounges positioned to the front and rear of the property. Upon entering the home, you are greeted by a striking entrance hallway with wooden flooring, providing access to all principal rooms and the staircase leading to the first floor. The ground floor comprises of a welcoming lounge with gas fire, formal dining room, modern fitted kitchen with integrated appliances, sitting room, rear hallway, utility room and cloakroom/WC, the principal bedroom suite, an additional bedroom and the main house shower room. To the first floor, the rooms in the roof include a guest bedroom with en-suite, two further bedrooms, with bedroom five currently utilised as a study/craft room, offering excellent flexibility. Externally, the property boasts gated extensive parking to both the front and side, suitable for several vehicles and even a motorhome if required, leading to the detached double garage/workshop. The generous garden provides an excellent space for relaxation and entertaining, with a central lawned area, ample side access, external power points and designated areas suitable for storage sheds, a hot tub or further outdoor enhancements. Ideally located on the edge of Barrow town, the property enjoys the best of both worlds - a semi-rural feel while remaining just minutes from Tesco Metro, Roose train station, and a selection of popular public houses including The Ship, Crofters and Roose Conservative Club. For families, the home falls within the catchment area of the highly regarded Roose Primary School and Yarlside Academy. Complete with gas central heating system and uPVC double glazing throughout, further enhancing this outstanding home.

Accessed through PVC door with glass inserts into:		
ENTRANCE VESTIBULE	DINING ROOM	REAR HALLWAY
Entrance door with matching side panels and glass panelled door to:	<i>7' 10" x 9' 11" (2.39m x 3.02m)</i>	External/entrance door from side driveway. Door to:
HALLWAY	Wood laminate flooring and space for dining table. Radiator and uPVC French style double glazed double doors to side garden. Feature archway to:	UTILITY ROOM
Understairs cupboard, two radiators, modern contemporary décor with cornicing and dado rail. Gives access to reception room, dining room, master bedroom, dressing room, bedroom three, lounge and shower room. Stairs to first floor.	KITCHEN	<i>6' 11" x 7' 9" (2.11m x 2.36m)</i>
RECEPTION ROOM	<i>10' 0" x 9' 11" (3.05m x 3.02m)</i>	Base and wall units in gloss white with chrome handles, wood grain effect worktop and modern recess tiling. Stainless steel sink, plumbing for washing machine, space for dryer and uPVC double glazed window to rear.
Two uPVC double glazed window to front and side, two radiators and coal effect living flame gas fire with brass trim, marble effect back and plinth and oak stained fire surround.	Fitted with a range of base, wall and drawer units with marble effect worktop over incorporating one and a half bowl stainless steel sink with drainer, mixer tap and splash back tiling. UPVC double glazed window to front, 5-ring gas hob, extractor hood, electric oven, fridge and dishwasher.	MASTER BEDROOM
	LOUNGE	<i>11' 7" x 13' 0" (3.53m x 3.96m)</i>
	<i>14' 2" x 23' 5" (4.32m x 7.14m)</i>	UPVC double glazed window to side and radiator. Open doorway to:
	Two uPVC double glazed windows to rear and uPVC French style double glazed double doors to side garden. Wall mounted electric fire, traditional style décor with picture rail and radiator. Door to:	



DRESSING ROOM

9' 11" x 10' 1" (3.02m x 3.07m)

(potential to be a bedroom with en suite facility). UPVC double glazed window to side, three single and one double wardrobe with matching drawer packs and wood laminate flooring. Door back to hallway and open doorway to:

EN-SUITE

Modern three piece suite comprising of WC, wash hand vanity basin and shower cubicle. Complete with storage cupboards and heated towel rail.

BEDROOM

10' 0" x 9' 11" (3.05m x 3.04m)

Radiator and uPVC double glazed window to side.

SHOWER ROOM

Two piece suite comprising of WC and wash hand basin with vanity units, walk in shower with draining floor and tiling to walls. Heated towel rail and uPVC frosted glazed window to side.

FIRST FLOOR LANDING

Two Velux windows to side, radiator and eaves storage space. Doors to all upper rooms.

GUEST BEDROOM

8' 4" x 17' 9" (2.54m x 5.41m)

UPVC double glazed window to front, Velux window to side and radiator. Cupboard housing combination boiler for heating and hot water system and folding door to:





JH HOMES | 2 NEW MARKET STREET, ULVERSTON, CUMBRIA, LA12 7LN





EN-SUITE

Three piece suite comprising of WC, wash hand vanity basin, shower cubicle and tiling.

BEDROOM

14' 5" x 14' 4" (4.39m x 4.37m)

UPVC double glazed window to rear, Velux window to side, fitted cupboards and radiator.

BEDROOM

10' 0" x 7' 5" (3.05m x 2.26m)

Currently used as a study with Velux window to side and radiator.

EXTERIOR

Gated access from end of Rosse Field cul-de-sac to ample block paved driveway. Access to entrance door, side entrance door, garage and side aspects. Well established garden laid mostly to lawn, enclosed for privacy considerations.

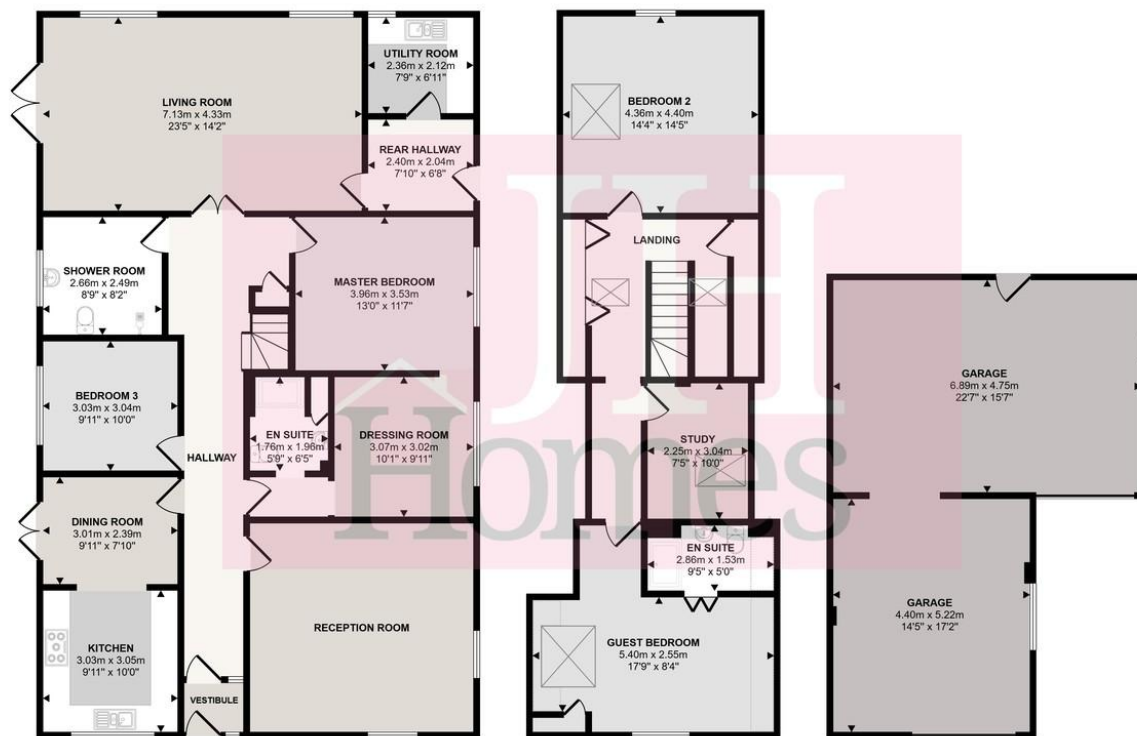
GARAGE/WORKSHOPS

15' 7" x 22' 1" (4.75m x 6.73m)

and 17' 2" x 14' 5" (5.23m x 4.39m). Two electric roller doors, light and power points.



Approx Gross Internal Area
280 sq m / 3019 sq ft



Call us on
01229 445004

contact@jhhomes.net
www.jhhomes.net/properties

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: E

LOCAL AUTHORITY: Westmorland and Furness Council

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

DIRECTIONS:

On entering Barrow via Abbey Road 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, past Tesco Metro and Roose Station. At the junction turn right onto Roose Road and first right into Rossefield, continue to the end of the cul-de-sac.

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

<https://w3w.co/cherry.sling.fled>

Score	Energy rating	Current	Potential
92+	A		
81-91	B	89 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

