

LEASEHOLD



# 2 PARKHOUSE COURT, PARKHOUSE ROAD, BARROW-IN-FURNESS, LA13 0PL

## £280,000

### FEATURES

- Superior Barn Conversion
- Part Of Exclusive & Highly Sought-after Development
- Positioned Between Furness Abbey And Holbeck
- GCH System & UPVCDG
- Stunning Kitchen
- Open Plan Lounge/Dining Room
- Three Bedrooms, Master With En-Suite & Family Bathroom
- Gardens To Front & Rear
- Double Garage & Off-Road Parking
- Sold With No Onward Chain



-  2
-  1
-  3
-  Double Garage, Off Road Parking



Spacious and beautifully modernised, no chain, barn conversion forming part of an exclusive and highly sought-after development, set within a truly idyllic rural landscape and perfectly positioned between Furness Abbey and the desirable Holbeck area of Barrow-in-Furness. Nestled within a charming courtyard of carefully crafted conversions, this distinctive home offers an enviable blend of character, privacy, and refined contemporary living, while still enjoying convenient access to surrounding amenities including local shops, popular family public houses, The Ship and Crofters, regular bus routes to Barrow town centre and Roose train station. The property has been well maintained and thoughtfully updated by the current owner, and with two well-regarded local schools nearby - Yarlside Academy and Roose School - it will undoubtedly appeal to those seeking an ideal family home. This impressive residence is one of a select collection of beautifully designed properties, each finished to an exceptional standard and thoughtfully arranged to provide elegant, well-proportioned accommodation throughout. Attention to detail is evident in the quality fixtures and fittings, including internal tongue-and-groove oak doors, creating a warm and inviting interior that will appeal to a wide range of discerning purchasers. An internal inspection is strongly recommended to fully appreciate the space, craftsmanship, and unique charm this home has to offer. The accommodation briefly comprises of an entrance vestibule leading into a spacious open-plan lounge and dining room, modern fitted kitchen, three well-proportioned bedrooms with ensuite facilities to the master bedroom and a stylish bathroom. Further enhancing its appeal, the property benefits from a gas central heating system, full double glazing and the practicality of a double garage alongside attractive private garden areas. To the front, residents enjoy access to a beautifully maintained shared courtyard, complete with a tranquil water feature, providing a picturesque and welcoming approach to this impressive home.

Accessed through a PVC door into:

#### **ENTRANCE VESTIBULE**

Entrance door, wood laminate flooring and door to lounge and door to:

#### **STORE**

Space for a dryer and light and power points.

#### **OPEN PLAN LOUNGE / DINING ROOM**

*15' 7" x 25' 1" (4.75m x 7.65m)*

Double glazed window to rear garden, decorative electric fire with slate back, plinth and wooden surround, two radiators, external doors to front and rear gardens and an Oak spindled staircase to first floor. Door to:

#### **KITCHEN**

*15' 4" x 7' 3" (4.67m x 2.21m)*

Fantastic replacement kitchen fitted with a range of base, wall and drawer units with wooden worktop over incorporating one and a half bowl sink with drainer, mixer tap and splash back tiling. Modern recess tiling, gas cooker point, and electric heater. Integrated fridge/freezer, dishwasher, microwave and washing machine. Complete with dual aspect double glazed windows to the front and rear.

#### **FIRST FLOOR LANDING**

UPVC double glazed window to the front, radiator, doors to three bedrooms and bathroom, plus an en-suite facility to master bedroom.

#### **MASTER BEDROOM**

*12' 4" x 9' 1" (3.76m x 2.77m)*

Traditional style décor, feature beam to ceiling, double glazed window to the rear and radiator. Door to:

#### **EN-SUITE**

Luxury three-piece suite comprising of WC, wash hand vanity basin and shower cubicle. Tiling to walls, heated towel rail and extractor fan.

#### **BEDROOM**

*7' 6" x 12' 2" (2.29m x 3.71m)*

Double glazed window to the rear, feature beam to ceiling and radiator.

## BEDROOM

7' 6" x 8' 10" (2.29m x 2.69m)

Feature beam to ceiling, radiator and uPVC double glazed window to the front.

## BATHROOM

Modern three-piece suite comprising of WC, wash hand basin and P-Shaped bath with shower above. Tiling to walls, extractor fan, heated towel rail and uPVC double glazed window to the front.

## EXTERIOR

Gated access from courtyard to lawned front garden with pathway to entrance door. Enclosed rear garden laid mostly to lawn, plus parking and double garage in courtyard.

## DOUBLE GARAGE

22' 1" x 18' 0" (6.73m x 5.49m)

Electric up and over door, overhead storage and light and power points.



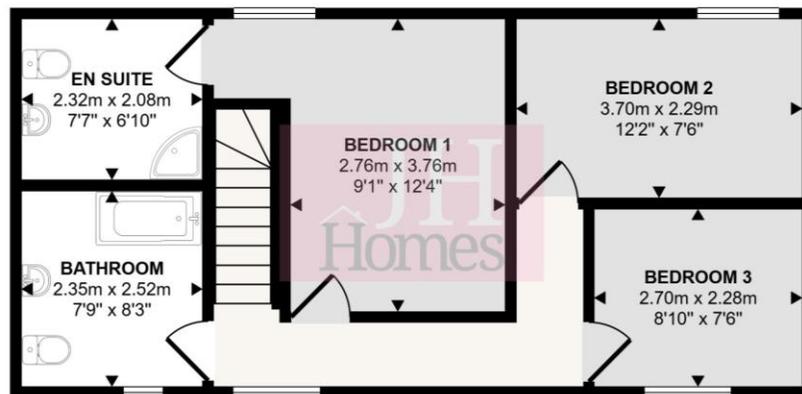


**Ground Floor**  
Approx 47 sq m / 508 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



**Garage**  
Approx 37 sq m / 399 sq ft



**First Floor**  
Approx 48 sq m / 516 sq ft

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Call us on  
**01229 445004**  
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**GENERAL INFORMATION**

TENURE: Leasehold – Please contact the office for more information  
COUNCIL TAX: D  
LOCAL AUTHORITY: Westmorland and Furness Council  
SERVICES: Mains drainage, gas, electric, water are all connected

**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, past Tesco Metro and Roose station. At the junction turn left onto Roose Road and at the roundabout take the second exit into Leece Lane. Turn left at the Old Smithy fish and chip shop into Holebeck Road, continue past Yarlside stores and The Ship Inn into Yarlside Road, continue into Parkhouse Lane heading towards Furness Abbey/Newton In Furness. Turn left into Parkhouse Court, over the railway line and the main courtyard is directly in front of you.

The property can be found by using the following "What Three Words": <https://w3w.co/massaged.milkman.spirit>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	77 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.

