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**7 Parkhouse Court, Yarlside,
 Barrow-In-Furness, Cumbria, LA13 0PL**

PRICE £325,000



Located in a fabulous rural location which is only a short distance from the historic Furness Abbey and amphitheatre. This stunning sandstone faced barn conversion offers a stylish en-suite shower room to the Master Bedroom, flexible accommodation and lovely views.

Lounge



DIRECTIONS

Approaching Barrow from the top of Abbey Road, turn left beneath a sandstone arch, just before you reach Abbey House. Follow this lane alongside the ruined Furness Abbey, passing the Amphitheatre and up a steep, but short hill. Continue driving past the beautiful South Lodge and drop down the gentle hill. After a few hundred yards, you will see a junction with a triangle of grass. Turn right here and right again into Parkhouse Road. After approximately ½ mile you will see the large access into Parkhouse Farm. Turn right here and drive over the railway crossing. No.7 is the first property on the right.

LOCATION

Parkhouse Court is a development of executive style homes, set in a courtyard style setting with a central fountain. This development of character property is only a couple of minutes drive away from the historic Furness Abbey and Amphitheatre. The immediate area surrounding Parkhouse Court is covered by open fields and tree covered hills with many footpaths guiding you on picturesque walks.

Primary and secondary schools are within a five minute drive making this a more appealing property for family buyers.

DESCRIPTION

This fine sandstone faced barn conversion offers versatile accommodation that would suit a family with local amenities and services only a short drive away.

The property has a forecourt garden frontage with the path leading to a substantial timber entrance door which opens into a generous size hallway. There is a useful storage cupboard beneath the stairs and doors leading to the cloakroom/WC, study, kitchen and lounge.

The cloakroom is fitted with a traditional two-piece suite with a wall mounted wash basin and WC alongside.

The living room is a light, multi-aspect room which runs the full depth of the property with glazed doors to the rear opening onto a flagged patio plus a second set of double doors connecting with the adjacent dining kitchen.



Kitchen

Master bedroom



This dual function space has fitted units with a soft pastel shade to the panelled doors and trim with a contrasting laminate worktop incorporating a stainless steel sink unit. Integrated within the kitchen is a fridge and freezer, dishwasher and also a low level double oven with grill, a five burner gas hob in stainless steel and glass cooker hood. There is space with plumbing beneath the sink for a washing machine.

The first floor landing leads to all four of the bedrooms, two of these rooms are generous double bedrooms including the Master Bedroom which has views of the courtyard to the front and also views to fields through the side feature arched window.



The en-suite serving the master bedroom has been stylishly finished with a contemporary taste including tiling to the walls and floor. The sanitary ware includes a double shower enclosure and a WC with fitted units incorporating a wash basin with wall mounted mirror behind. Natural light and ventilation is gained via a high level skylight.

The main family bathroom is generously sized, easily accommodating the three-piece suite in white with a double ended bath with shower attachment, a large wash basin and WC. The room is tiled throughout with a ladder style towel radiator, overhead lighting and extractor fan.

Externally, there is a forecourt lawn area to the front and side with gated access to the generous family friendly garden with a large natural stone flagged patio. The lawn is split in two with the footpath leading down to the double garage at the foot of the garden.

TENURE

Leasehold. Details are available from our Barrow-in-Furness office.



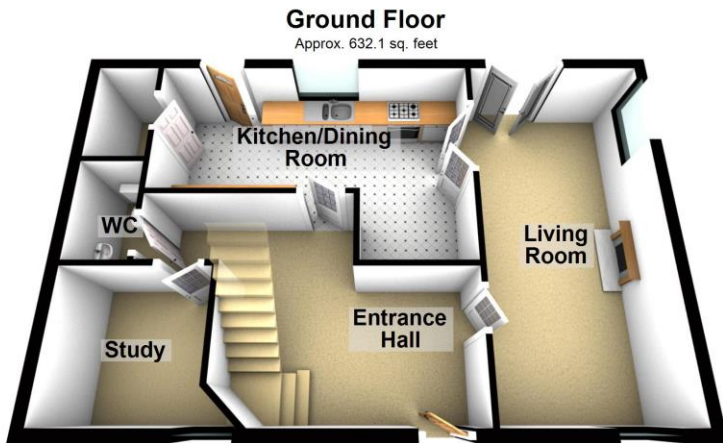
Modern En Suite

Rear Garden and Outlook



What we love about the property.....

“We love the outside space this property offers and also think the views are rather appealing too.”



ROOM DIMENSIONS

Entrance Hall

Cloakroom/WC

Study

7'9" (2.36 m) X 7'8" (2.34 m)

Living Room

20'1" (6.14 m) X 9'8" (2.96 m)

Kitchen/Dining Room

17'9" (5.42 m) X 11'11" (3.64 m)/7'10" (2.41 m)

First Floor

Master Bedroom

15'11" (4.87 m) X 9'1" (2.78 m)

En-suite

6'11" (2.12 m) X 5'3" (1.61 m)

Bedroom Two

10'10" (3.31 m) X 10'5" (3.17 m)

Bedroom Three

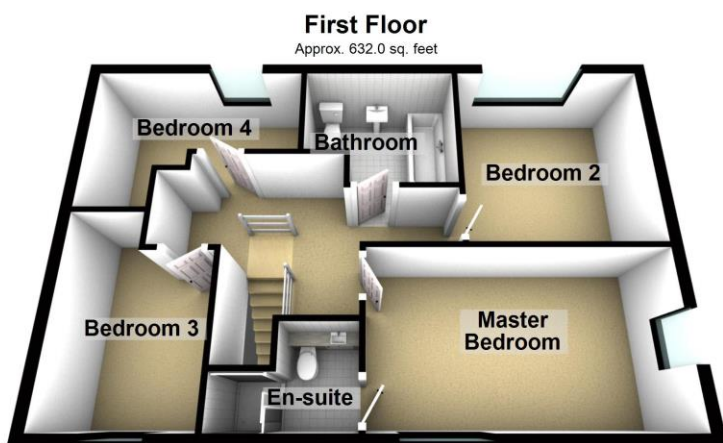
11'2" (3.40 m) X 7'9" (2.37 m)

Bedroom Four (L-shaped room)

11'9" (3.58 m) Max X 8'11" (2.72 m) Max

Bathroom

8'6" (2.59 m) X 7'2" (2.18 m)



Total area: approx. 1264.1 sq. feet



Mortgages

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ADDITIONAL INFORMATION

Council Tax Band: E

Local authority: Barrow in Furness Borough Council

Services: Mains gas, electricity, water and drainage.

EPC Rating = C

WE ARE OPEN

Monday - Friday 9.00 - 5.00

Saturday 9.00 - 1.00

Sunday Closed

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