



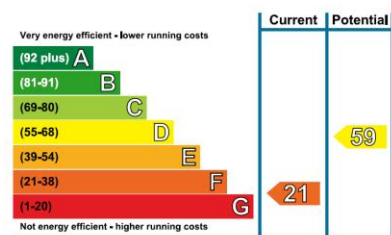
Total area: approx. 136.7 sq. metres (1471.2 sq. feet)

DIRECTIONS

Heading in the direction from leaving Barrow along Park Road, you proceed past Mike Hughes Fitted Kitchens, continue along until you see Atkinson Builders Merchants. Turn Left and follow the road, over a small bridge and you will see a cluster of barn conversions in a courtyard setting. The Farmhouse is the first property on the left within the courtyard.

GENERAL INFORMATION

TENURE: Freehold
 COUNCIL TAX BANDING: D
 LOCAL AUTHORITY: Westmorland & Furness District Council
 SERVICES: Mains services include electric. Private water supply, septic tank drainage and LPG bottled gas.



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.



2



3



1



GARAGE & PARKING

Farmhouse, 7 Kimberley Court, Bank Lane,
 Barrow-in-Furness, LA14 4QY

For more information call **01229 445004**

2 New Market Street
 Ulverston
 Cumbria
 LA12 7LN
www.jhhomes.net or contact@jhhomes.net

Characteristic Grade II listed farmhouse situated on the outskirts of Barrow off Bank Lane. Set in a courtyard with other similar properties this is a rare opportunity to purchase an excellent proportioned home which has been upgraded. Comprising of two good sized reception rooms, spacious kitchen/diner, three bedrooms and bathroom to first floor. Benefiting from double glazing, LPG heating and being offered for sale having the benefit of no upper chain. Externally is an enclosed garden with access to a double garage and views towards the Channel.



Accessed through a feature composite door with central glazed pane opening into:

DINING ROOM

18' 7" x 12' 4" (5.66m x 3.76m)

Door to rear, exposed beam and timber lintel features, feature fireplace with hearth, surround and brick inset housing stove, wood grain flooring and radiator. Window to rear and door to both kitchen and lounge.

KITCHEN

19' 7" x 9' 8" (5.97m x 2.96m)

Fitted with an attractive range of base, wall and drawer units with wood block work surface over incorporating ceramic sink and drainer with mixer tap. Integrated electric oven and hob with cooker hood over, built in fridge and freezer and wall mounted Worcester boiler for the hot water and heating system. Inset lights to ceiling, wood grain flooring, uPVC double glazed window to front and further uPVC double glazed window to side.

LOUNGE

17' 3" x 17' 2" (5.26m x 5.23m)

Beamed ceiling, feature central fireplace with black painted surround and hearth housing stove. UPVC double glazed window to rear with views, radiator, wood grain flooring and open access to stairs with understairs store and radiator.

FIRST FLOOR LANDING

UPVC double glazed window looking over the courtyard towards the bay, estuary and Black Combe beyond. Shelved alcove with exposed beam, useful storage cupboard, overhead light, radiator and internal doors opening directly into three bedrooms and bathroom.

BEDROOM

12' 6" x 12' 8" (3.82m x 3.86m)

Double room with ceiling light point, radiator and wardrobe with hanging space. UPVC double glazed window to the rear with views over surround farmland and the bay beyond.



BEDROOM

14' 1" x 9' 9" (4.29m x 2.99m)

UPVC double glazed window to rear with views towards the channel. Exposed feature beams, ceiling light point and radiator.

BEDROOM

14' 0" x 7' 0" (4.28m x 2.13m)

UPVC double glazed window to rear, exposed feature beams, ceiling light point and radiator.

BATHROOM

5' 11" x 7' 10" (1.8m x 2.39m)

Three piece suite comprising of panelled bath with shower over and screen, pedestal wash hand basin with mixer tap and low level, dual flush WC. UPVC double glazed, sliding sash window to front, tiled splashbacks to the wet areas, extractor and spotlights to ceiling.

EXTERNAL

The property is approached by a courtyard setting to the front with an enclosed area to the rear which is fenced and offers an easy to maintain space. To the side of the garden is a double garage and gate to access.

DOUBLE GARAGE

Twin up and over doors and slate roof.

