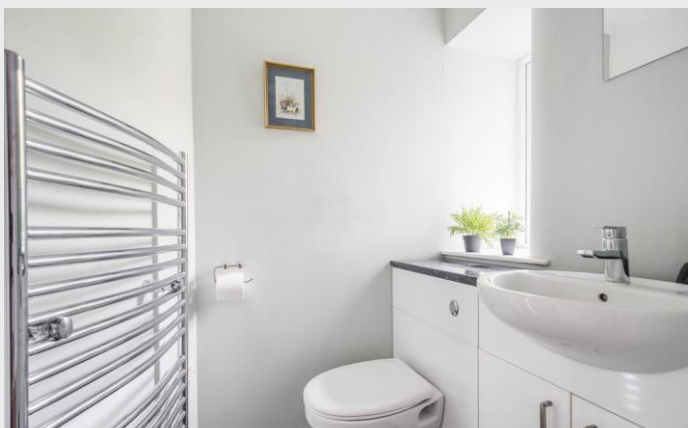






Views



Cloakroom



Bedroom 3

## GRIZEBECK

£430,000

1 Sturdy Bank Barn

Grizebeck

Kirkby-in-Furness

Cumbria

LA17 7XU

This incredible Semi-Detached Barn Conversion definitely 'ticks the boxes' and the magnificent view is just one of the headlines! Located on the boundary of the LDNPA this property has a wealth of charm and character which echoes the buildings former roots. Presented to a high standard throughout with a neutral colour palette, spacious airy rooms with bags of natural light, excellent location, efficient 'eco' friendly heating system and solar panels, manageable outdoor space with parking for 3 cars - a viewing really is required to appreciate it all.

No.1 & 2 Sturdy Bank Barn were originally converted into dwellings in the 1970's. The current architect owners imaginatively remodelled the property in 2010. During this the building was fully insulated, up to date wiring and plumbing installed, solar panels fitted, underfloor heating to the ground floor and bathrooms and economical heat pump heating were installed. In addition to this the roof was renewed and the interior remodelled to create modern, sleek, warm and inviting internal accommodation with excellent attention to detail. This property boasts some wonderful original and cleverly designed features including exposed original beams, deep set windows, reclaimed, wide board pitch-pine flooring and unique, very attractive, internal 'balcony/gallery' looking into the Lower Ground Floor. Not only does this make the absolute most of every centimetre of

the sublime, far reaching views, it also creates a feeling of light and space - a really fabulous, clever feature.

Externally the property is very pleasing to the eye being partially clad with attractive slate and striking, mid blue, uPVC windows and door. The very contemporary front door opens into the Hallway which looks straight through to the wonderful double height picture window in the Lounge and views beyond - we'll come back to this! Off the Hallway is a spacious, useful double cloak cupboard. Loft hatch to a small loft storage area and very attractive, wide board, reclaimed pitch pine flooring which runs throughout this floor. The Cloakroom has a charming, frosted arrow-slit window, WC and wash hand basin. Chrome ladder radiator. Bedroom 3 is also located on this floor and boasts a dual aspect and generous proportions. Ideal for those with limited mobility and also very versatile for those requiring a Study, Playroom or alternative reception space perhaps? The Lounge is on this floor and is very special with the 'internal gallery balcony' with glass balustrades looking into the Lower Ground Floor and with large picture window providing incredible views over the village to the Duddon Valley and Black Coombe. This view changes with the weather and seasons and is certainly one to never bore - hours could be lost just standing here! A modern style wood burning stove sits on a slate hearth.

Attractive open tread stairs with glass balustrades lead up and down stairs.

The Lower Ground Floor is home to the open-plan Dining Kitchen which enjoys a fabulous amount of natural light thanks to the double height windows and doors leading to the enclosed Patio Garden. The Kitchen area has further side window and is furnished with an excellent range of high gloss white wall and base cabinets with contrasting work surface and inset 1½ bowl stainless steel sink unit. Built-in double oven, microwave, ceramic hob with brushed stainless steel cooker hood over. Integrated dishwasher and free-standing fridge freezer. Door to pantry/useful storage cupboard. The Dining Area has more than ample space for dining furniture and is the perfect space for entertaining. The Utility Room



Lounge



Lounge



Dining Kitchen



Utility Room



Bathroom

has wall and base cabinets and stainless steel sink, plumbing for washing machine and tumble drier. A door leads to the 'Plant Room' which houses the solar panels pump unit and controls, heat pump controls and buffer tank, Grundfoss water tank and booster pump and 2 pressurised systems for hot and cold water.

The Second Floor landing is light with roof window, vaulted ceiling and beautiful exposed original beams. Bedroom 1 is a well proportioned double bedroom with pitched ceiling, exposed beams and wonderful, far reaching views, luxurious walk in wardrobe and door to the En-suite Shower Room with



Dining Kitchen

attractive tiled walls. The 3 piece suite comprises double shower enclosure, WC and wash hand basin set on a lovely, painted cabinet. Chrome ladder style radiator. Bedroom 2 is also a well proportioned double room with pitched ceiling and enjoying pleasing views of Black Combe and the Duddon Estuary. The Bathroom is fully tiled with white suite comprising bath with shower over, WC and wash hand basin set on a vanity unit. Chrome ladder style radiator.

Outside the enclosed rear Patio Style Garden is a charming space, manageable and low maintenance with convenient access from the Kitchen - ideal for al-fresco dining. Largely

paved and enclosed by stone wall.

Parking for 3 vehicles to the front of the property. Directly outside the front door is a wood/bin store.

**Location** Grizebeck is a small hidden away village on the edge of the Lake District National Park. This charming and friendly village boasts a Village Hall/Community Centre, Public House (the Greyhound), petrol station with convenience store and part time post office and is just a short drive from the beautiful village of Broughton in Furness where a wider range of amenities including Doctors Surgery, Bakers, Butchers, Vets and Primary School can be found. Foxfield or Kirkby in



Dining Kitchen



Bedroom 1



En-Suite Shower Room

Furness Railway Stations are even closer!

Grizebeck enjoys a very convenient location for commuters being approximately midway between BAE systems and Sellafield - two major employers of the area. It is also a hop, skip and a jump from all the attractions of the inner Lake District without the hustle and bustle - Ideal!

To reach the property, proceed from A590 at Greenodd, at the roundabout take the second exit onto the A5092 in the direction of Coniston. Passing Spark Bridge continue through Lowick Green up Gawthwaite Hil and down the other side

passing Burlington Slate. As you drop down the hill take the left turn immediately before the 'Casualties on this road' sign, where the track forks go right and the property can be found right there on the right.

What3words -  
<https://what3words.com/vintages.across.scatters>

#### Accommodation (with approximate measurements)

Hallway

Cloakroom

Bedroom 3 / Study 12' 11" max x 8' 11" (3.96m max x 2.73m)

Lounge 18' 7" x 15' 2" (5.66m x 4.62m)

Lower Ground Floor

Dining Kitchen 18' 1" max x 11' 5" (5.51m max x 3.48m) + 10' 4" x 9' 11" (3.15m x 3.02m)

Utility Room 7' 5" x 6' 5" (2.26m x 1.96m)

Plant Room 7' 9" x 5' 0" (2.38m x 1.53m)

First Floor

**Bedroom 1** 12' 7" x 9' 2" (3.84m x 2.79m)

**En-Suite Shower Room**

**Bedroom 2** 12' 7" x 9' 0" (3.84m x 2.74m)

**Bathroom**

**Log/Bin Store**

**Services:** Mains electricity and water. Air source heat pump heating. Underfloor heating to Ground Floor and Bathrooms. Superfast Broadband is available. Septic tank drainage - shared with the adjoining property and located in the neighbouring field. - The Vendors are arranging for the tank to be inspected and the report will be available in due course.

**Tenure:** Freehold. Vacant possession upon completion.

**Note:** This property may only be used as a single private dwelling house. Holiday Letting is not permitted but Assured Shorthold Tenancies are permitted.

**Management Charges:** There are currently no shared charges. Works are done on an as and when basis for maintenance of the shared driveway and turning head - shared costs required to be included for area within the curtilage.

**Council Tax:** Band D. Westmorland and Furness Council.

**Material Information:** Please note

1. A Public Footpath does run through the shared driveway of the property.
2. The driveway and turning head is shared between the two properties.
3. The lane from the main road is owned by the farmer and No.1 has a right of access along the roadway.  
Maintenance costs are shared on a case by case basis
4. There is currently road improvements being carried out on the A595 within the lower part of village to create a new road to Kirkby in Furness.

**Viewings:** Strictly by appointment with Hackney & Leigh.

**Energy Performance Certificate:** Band C - The full Energy



Views



Bedroom 2



Patio Garden



Front



Front



Patio Garden

Performance Certificate is available on our website and also at any of our offices.

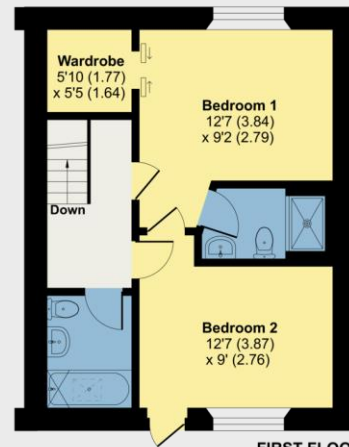
**Rental Potential:** If you were to purchase this property for residential lettings we estimate it has the potential to achieve between £1350 – £1450 per calendar month. For further information and our terms and conditions please contact the Office.

**Anti Money Laundering Regulations (AML):** Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).

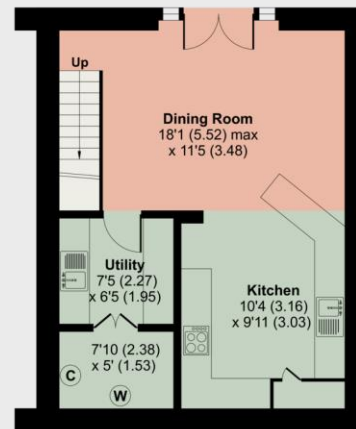
# Sturdy Bank Barn, Grizebeck, Kirkby-in-Furness, LA17

Approximate Area = 1406 sq ft / 130.6 sq m (excludes void)

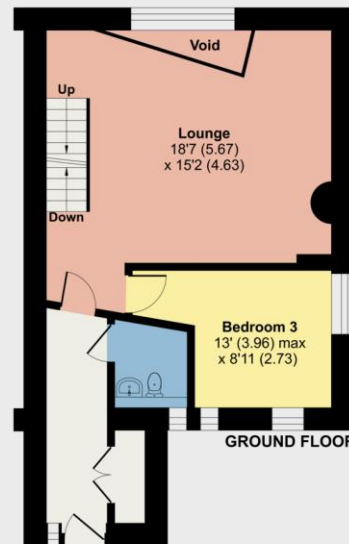
For identification only - Not to scale



FIRST FLOOR



LOWER GROUND FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Hackney & Leigh. REF: 1265080