





Lounge



Lounge



Dining Kitchen

GRIZEBECK

£445,000

2 Sturdy Bank Barn

Grizebeck

Kirkby-in-Furness

Cumbria

LA17 7XU

What a splendid property! This property ticks every box as far as I am concerned - This superb Semi-Detached Barn Conversion has incredible far reaching country views and is on the boundary of the LDNP. There are echoes of the buildings former roots, with a wealth of character and charm and it is beautifully presented throughout with neutral tones, spacious rooms with bags of natural light and benefits from an efficient eco friendly heating system and solar panels. Finally there is ample and versatile outdoor space and so much more - 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 owner imaginatively remodelled the property in 2010. During these works the property 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 was 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.

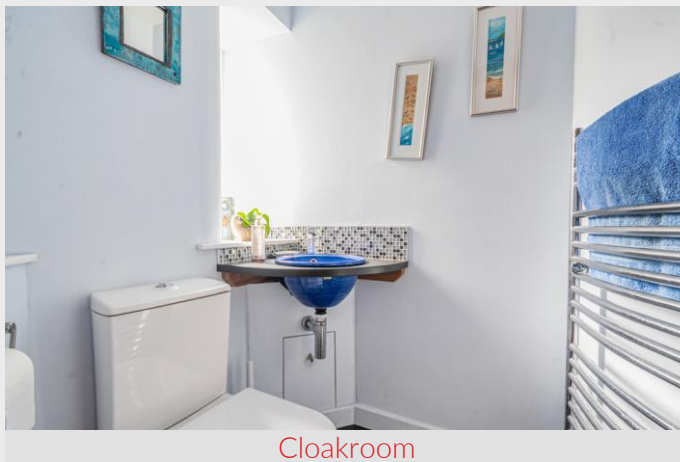
Externally the property is very pleasing to the eye being partially clad with attractive slate and striking, mid blue, uPVC windows and door. The very contemporary front door opens into the Hallway. The Hallway looks straight through to the wonderful double height window in the Lounge and view beyond - we'll come back to this! Off the Hallway is a spacious, useful double cloaks cupboard, a loft hatch to a small loft storage area and very attractive, wide board, reclaimed pitch pine which runs throughout this floor. The Cloakroom has a frosted arrow-slit window, WC and bespoke wash hand basin which is a lovely blue antique bowl sourced in Ireland! Bedroom 3, used by the current vendors as a useful Office, could be a good sized double Bedroom. There is a dual aspect with pleasant country view. The Lounge is on this floor and has a super 'internal gallery balcony' with glass balustrades looking into the Lower Ground Floor and with large picture window providing exceptional 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/sitting here enjoying the view! An external glazed side door leads out to the small balcony with glass balustrades - currently mainly used to feed the wonderful variety of local birds - including a woodpecker!! A modern style wood burning stove sits on a slate hearth.

The 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 a further side window and is furnished with an excellent range of high gloss white wall and base cabinets with 'Coniston Slate' work surface and inset deep, 1½ bowl stainless steel sink unit. Built-in double oven, microwave, induction hob with brushed stainless steel cooker hood over and integrated dishwasher. Space for an 'American style' fridge freezer and door to pantry. The Dining Area is equally as spacious with ample space for dining further an ideal space for entertaining.



Dining Kitchen



Cloakroom



Utility Room



Bedroom 2



Bathroom



Views

A slate floor runs throughout the Lower Ground Floor. The Utility Room has wall and base cabinets and stainless steel sink. Space 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, 2 pressurised systems for hot and cold water.

The Second Floor Landing is light with roof window, vaulted ceiling and exposed original beams. Bedroom 1 is a dual aspect, well proportioned double Bedroom with pitched ceiling, exposed beams and wonderful, far reaching views,

super, walk in wardrobe and door to En-suite Shower Room with attractive tiled walls and high level window. Large double shower enclosure, WC and wash hand basin set on to lovely, painted cabinet. Chrome ladder style radiator. Bedroom 2 is also a well proportioned double room with pitched ceiling and a dual aspect enjoying country views. The Bathroom is tiled and has a white suite comprising bath with shower over, WC and wash hand basin set on a vanity unit. Chrome ladder style radiator.

Externally there is a separate Double Garage with 'larch' cladding with power, light and water. There is also limited

storage above (access via ladders) and 2 electronically operated roll over doors. Additional Parking is available to the front and side of the Garage. The enclosed rear Patio Style Garden is a charming space with convenient access from the Kitchen - ideal for al-fresco dining. Largely paved for ease and enclosed by stone wall boundaries. Surrounding the Garage is some land where there are several fruit trees, a couple of vegetable patches and a greenhouse. Directly outside the front door is a wood/bin store.



Bedroom 1



En-Suite Shower Room



Approach

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 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 large blue sign, where the

track forks go right and the property can be found right there on the right.

What3words -
<https://what3words.com/resort.remaking.junior>

Accommodation (with approximate measurements)

Hallway

Cloakroom

Bedroom 3 / Study 12' 3" max x 8' 11" (3.73m max x 2.72m)

Lounge 18' 9" max x 15' 3" min (5.72m max x 4.65m min)

Lower Ground Floor

Dining Kitchen 18' 6" x 11' 9" (5.64m x 3.58m) + 11' 3" x 10' 3" (3.43m x 3.12m)

Utility Room 7' 7" x 6' 4" (2.31m x 1.93m)

Plant Room

First Floor

Bedroom 1 12' 10" x 9' 6" (3.91m x 2.9m)

En-Suite Shower Room

Bedroom 2 12' 11" x 9' 0" (3.94m x 2.74m)

Bathroom

Double Garage 20' 8" x 18' 10" (6.3m x 5.74m)

Wood & 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. TB C

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 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



Side aspect and Garden



Patio Garden



Views



Views



Patio Garden



External

3. 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 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 £1150 - £1250 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).

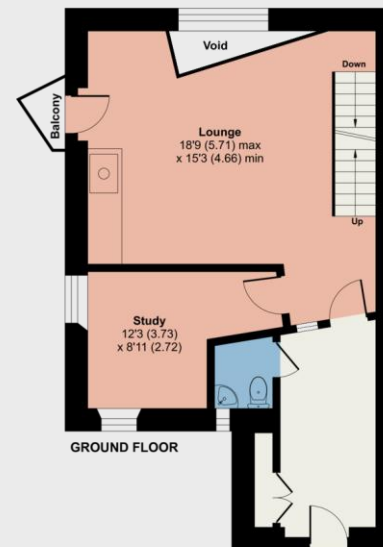
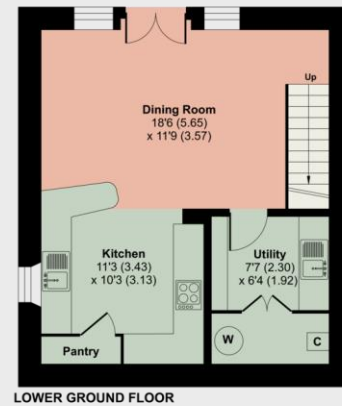
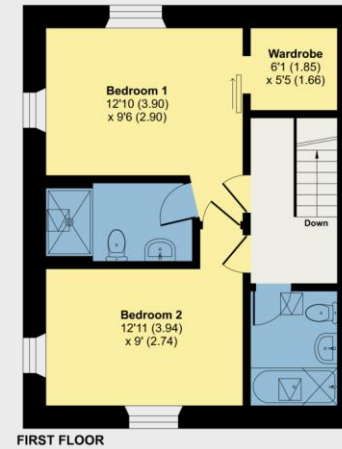
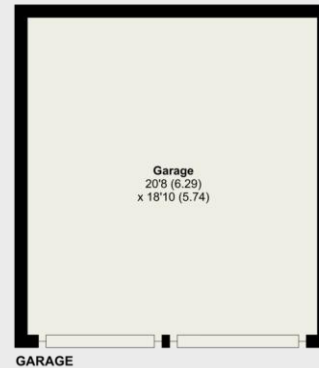
2 Sturdy Bank Barn, Grizebeck, Kirkby-in-Furness, LA17

Approximate Area = 1374 sq ft / 127.6 sq m (excludes void)

Garage = 389 sq ft / 36.1 sq m

Total = 1763 sq ft / 163.7 sq m

For identification only - Not to scale



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: 1265086