



Dalton-in-Furness

£475,000

1 & 2 Station House, Station Approach, Dalton-in-Furness, Cumbria, LA15 8RA

Station House is a historic gem, dating back to 1852 and previously being the original station building which over the years the present owners have lovingly renovated into 2 fabulous residential dwellings which exude character and charm from every corner. The 2 residences, while distinct, share a harmonious connection, each boasting its own entrance and living spaces, yet offering the potential to be seamlessly integrated. Imagine the possibilities: a spacious family home with a separate dwelling for a family member, or perhaps a rental property to generate additional income.

Whether you're looking to embrace a new lifestyle or invest in a property with endless potential, 1 & 2 Station House offers a unique opportunity to make your dreams a reality. Don't miss your chance to own this exceptional piece of Dalton-in-Furness history. Contact us today to arrange a viewing and experience the charm of these properties for yourself.

Quick Overview

- 2 Unique and spacious Family Homes
- Dating Back To 1852 Previously Original Station Building
- Both Have Own Entrance And Living spaces
- Opportunity to Generate Additional Income
- No 1 - 3 Reception Rooms 3 Bedrooms
- No 2 - 3 Bedrooms with Lounge/Kitchen Diner
- Gas Central Heating
- Low maintenance Patio Gardens
- Private Parking with potential for more
- Ultrafast Broadband



5



4



5



E&C



Superfast
broadband



Off road parking

Property Reference: G3057



Kitchen



Lounge



Lounge



Study

Charming Historical Dual-Residence in Dalton-in-Furness.

The Main Residence is truly a testament to the history of the building which dates back to 1852. Formerly, it was the Old Railway Station building consisting of the ticket office, separate waiting rooms for Ladies and Gentlemen as well as WCs. Decades ago, a large portion of the building [excluding the stable & garage] was cleverly converted into a house and it has since been lovingly restored & renovated by the present owners, incorporating the stable & garage, into 2 impressive residences. Many of the original features including the high ceilings, shapely windows, doors & floors have been preserved retaining the old charm & character of this Victorian building. The second dwelling offers a more contemporary interior while still holding the original outer charm & features embracing its historical tone. Both living areas are of good proportions providing ample space for modern living. We begin with the impressive Main Residence, 1 Station House. Stepping through the door, to your immediate left, you have access to the rather grand staircase which is graced with an original Gothic stone window letting in the sunlight. Ahead of you, is the bright kitchen area boasting a high ceiling with a range of attractive wood effect base & wall units, complementary black marble effect worktops and stainless steel splashbacks, integrated electric double oven, gas hob and stainless steel extractor fan. Breakfast bar/island with wood effect undercounter storage drawers, sits beneath a rear facing window. Within the kitchen is an under stairs utility offering further storage with plumbing for a washing machine and space for a tumble drier. This area also houses the Gas Combi Boiler. From the kitchen, a wooden glass-paned door with original feature stone window-surrounds above allowing the light to flood through, leads to the Conservatory Porch which gives you access to the Rear Patio area

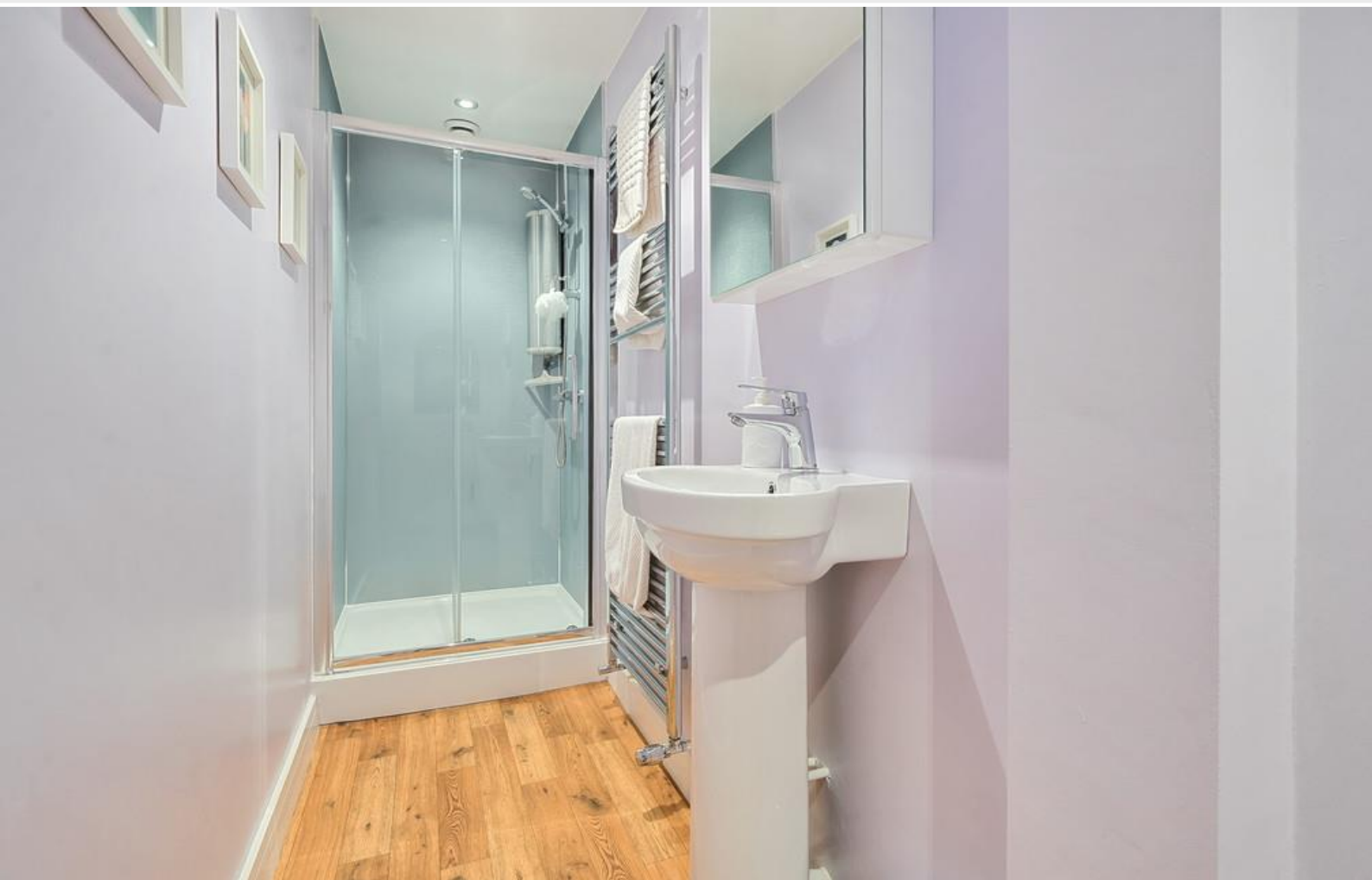
The front entrance also gives access to 2 further rooms both with high ceilings, plus a modern Shower Room. The first room boasts a fabulous original feature fire surround adorned with Spanish tiles and large UPVC double glazed windows allowing plenty of natural light in. Stepping into the next room, this, too, boasts a feature wall with a bespoke design and a fire creating a cosy atmosphere. A great space with dual aspect UPVC double glazed windows, a window seat positioned to bask in the sunlight. Presently this room is used as a Guest Room. Having a sleek & modern shower room with a pedestal sink & toilet, this portion of the house could be segregated from the main living space to accommodate a teenager's bedroom & study area or can be a money spinner as a B&B. Your options are endless.

The First Floor Landing gives access to the loft hatch offering more storage in the boarded out loft space. There are 3 good sized Bedrooms, the Master having a large built in wardrobe. All of the Bedrooms have beautiful Gothic style double glazed windows. A corridor leads to the Family Bathroom which is tastefully decorated comprising of a bath with a shower over, wash hand basin & vanity, toilet, Velux window and shelved linen cupboard.

The Second dwelling, 2 Station House, which was formerly the Old Coach House & Stables, offers its own separate entrance. All of the windows are UPVC double glazed. This Upside-Down conversion has a more contemporary interior feel and is tastefully decorated throughout in neutral cottagey tones. The entrance to the property opens up to a Hallway with a rear facing window, access to the 3 ground floor bedrooms and 2 bathrooms as well as an attractive bespoke pine staircase leading up to the First Floor living space. The 2 ground floor bedrooms to the right, are both double bedrooms with a 3 piece shower room separating them. The two rooms have double glazed windows and high ceilings. At the far end of the hallway, to the left you come to a landing where the boiler cupboard houses the Gas Combi Boiler and a UPVC mahogany effect, glass-paned door to the back outside Patio. The very private & well proportioned Master Bedroom with dual aspect double glazed windows and high ceiling has its own full bathroom with a



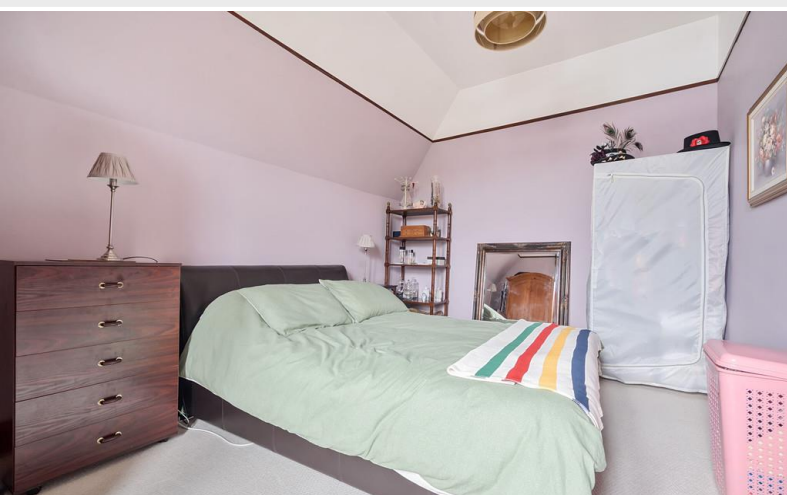
Sitting Room/Bedroom



Shower Room



Bedroom 1



Bedroom 2



Bathroom



Hobbies Room/Bedroom 3

bathtub with a shower overhead, toilet, basin with vanity, mirrored cabinet situated above the sink with a shaving point and a little window.

The First Floor opens up to the impressive sized Living Room / Kitchen & Dining space where, due to its elevated position, offers lovely views of the surrounding area. The Living Area is spacious & tastefully decorated with daylight streaming through the four characterful dual aspect windows and the glass-paned door leading to the Balcony. This great room can accommodate a dining space for the entire family comfortably. The Kitchen has a range of modern base units & drawers with tons of storage, complimented by wood effect worktops incorporating the stainless steel sink, built-in oven, gas hob with stainless steel extractor hood, washer/drier and fridge freezer. Through the door off the living area, you step out onto your own private Balcony overlooking Dalton's countryside at its best! Glass panelled walk-out allows you to view your surroundings while enjoying a meal for two, a cuppa with a friend or a romantic glass of wine or a pint in the evening. Not to mention an ideal platform to "train spot" the special steam trains that pass through Dalton Station on occasion! What a fantastic addition to such a unique property!

Outside, the property is equally as impressive as it benefits from a generous plot, offering ample space for Patio/Garden area to the rear and off road Parking to the front. Whether you're looking to embrace a new lifestyle or invest in a property with endless potential, 1 & 2 Station House offers a unique opportunity to make your dreams a reality.

Location The property's location is second to none, situated on the edge of the Lake District within the Historical Market Town of Dalton in Furness and just a stone's throw away from the town centre you'll find a vibrant community with a range of amenities, including shops, cafes, and schools, all within easy reach. The train station offers excellent connectivity, making commuting a breeze and providing easy access to the surrounding areas. This an ideal location for families and commuters alike. To reach the property bear left at Dalton Roundabout from the A590, take the 1st exit onto Ulverston Rd towards the town centre onto Market Street. Turn left onto Station Rd then right onto Station Approach. The properties are shortly on the left hand side.

What 3 Words <https://what3words.com/signified.bridge.tango>

Accommodation (with approximate measurements)

Entrance Hall - 1 Station House

Kitchen 15' 9" x 10' 7" (4.8m x 3.23m)

Utility Room

Conservatory 11' 3" x 8' 4" (3.43m x 2.54m)

Lounge (Reception one) 26' 10" x 13' 9" (8.18m x 4.19m)

Reception Two/ Study 14' 0" x 11' 6" (4.27m x 3.51m)

Reception Three/Guest Room 13' 9" x 10' 10" (4.19m x 3.3m)

Shower Room

First Floor

Bedroom 1 14' 10" x 10' 2" (4.52m x 3.1m)

Bedroom 2 11' 10" x 11' 2" (3.61m x 3.4m)

Bedroom 3 10' 0" x 7' 6" (3.05m x 2.29m)

Bathroom

Entrance Hall - 2 Station House

Dining Room/Bedroom 2 13' 1" x 7' 10" (NaNm x 2.39m)

Bedroom 3 14' 6" x 08' 0" (4.42m x 2.44m)

Shower Room

Bedroom 1 13' 11" x 9' 5" (4.24m x 2.87m)

Bathroom

First Floor

Open Plan Living Room/Kitchen 21' 1" x 15' 11" (6.43m x 4.85m)



Bathroom



Bedroom 1



Open Plan Kitchen/Living/Dining Room



Kitchen Area



Enclosed Patio/Garden Area

Balcony 14' 6" x 7' 6" (4.42m x 2.29m)

Services: Mains gas, water, electricity and drainage. Gas central heating to radiators.

Material Information Gas Blower heater in hallway

Tenure: Freehold. Vacant possession upon completion.

Council Tax: 1 Station House - Band C . 2 Station House - Band B

Viewings: Strictly by appointment with Hackney & Leigh.

Energy Performance Certificate: 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 £925 – £950 per calendar month per property. 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).

Meet the Team

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Viewings available 7 days a week
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Station House, Station Approach, Dalton In Furness, LA15

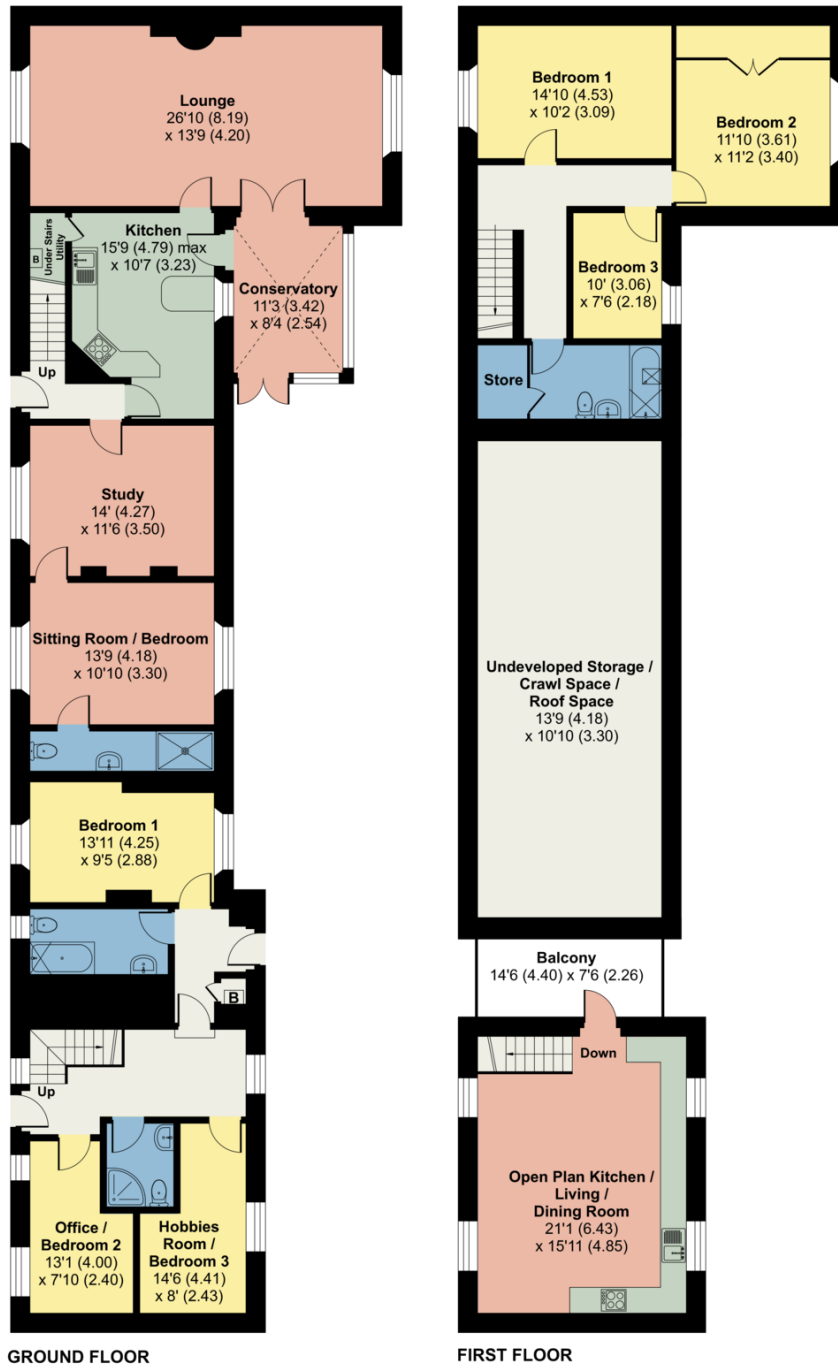


Approximate Area = 1699 sq ft / 157.8 sq m
(excludes undeveloped storage / crawl space / roof space)

Annexe = 937 sq ft / 87 sq m

Total = 2636 sq ft / 244.8 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). © n/checom 2025. Produced for Hackney & Leigh. REF: 1272666

A thought from the owners - After being dedicated custodians of Station House for 17 years, we hope to pass this role onto the next owner to keep this Victorian landmark alive!

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 07/05/2025.

Request a Viewing Online or Call 015395 32301