





Ground Floor

Hallway

A bright hallway with solid oak flooring leads in from the glass paned front door with a double radiator against the wall. A deep cupboard beside the entrance houses the electric and heating controls for the property and also provides a useful space to store outdoor shoes and clothing to keep the clean modern feel of the rest of the home.

Kitchen Diner

25'3" x 12'11" (7.70 x 3.96)

An impressive, well-proportioned kitchen diner spans the side of the property, with oak flooring in the dining space tying it to the rest of the living spaces downstairs. With room for a large family dining table beside the stunning barn door windows, and double panels radiators either side, it's the ideal space to host dinner parties with family and friends.

The kitchen area features natural flagstone flooring, a nod to the history of the building, with cream shaker style cabinetry and a quartz worktop to create a modern country feel. Appliances include a four ring Neff induction hob, integrated hot point oven with LG microwave above, integrated fridge and freezer plus a 1.5 inset sink. There is plenty of storage with cupboards above and below the work surface on all three sides, and spotlights in the ceiling for additional light.

Living Room

16'9" x 15'3" (5.12 x 4.66)

Down a small set of wooden stairs from the hallway sits the substantial living room, with solid oak flooring tying it to the rest of the house. A stunning natural stone hearth houses the woodburner and forms the focal point of the room, with a matching exposed stone brick wall at the entrance to the room. The sizeable floor area houses a large corner sofa, bookshelf and coffee table with plenty of room left over. Alcoves either side of the chimney breast provide space for storage and display units. A double glazed window on the rear aspect sits above the double panel radiator, with French doors beside leading to the paved patio beyond and allowing the space to be opened up in the warmer months for summer entertaining. A central ceiling light completes this desirable living space, the perfect room to relax in after a long day.

Utility Room

8'6" x 6'9" (2.60 x 2.06)

A useful utility room sits off the hallway, a great space for busy families which can be closed off to contain the clutter and the laundry. Built in cabinetry provides storage, with a counter top under sink and space for appliances below. Original natural stone flooring adds rustic charm, with a single panel radiator and pendant ceiling light completing the practical space.

WC

6'2" x 3'3" (1.89 x 1.00)

A valuable WC sits by the front entrance to the property, with a natural stone floor from the original barn construction. Featuring a low flush toilet, pedestal sink and single panel radiator, with a central ceiling light above, it's a great addition for guests and small children.

First Floor

Landing

A carpeted landing with a pendant ceiling light connects the first floor bedrooms to the bathroom. The oak staircase leads up from the ground floor to the top floor attic room.

Bathroom

6'4" x 5'10" (1.95 x 1.78)

The recently updated family bathroom sits off the first floor landing, with grey ceramic wall and floor tiles, and marble tiling around the shower enclosure to create a sleek modern feel. The suite includes a bathtub with waterfall and handheld shower heads, a floating sink and low flush toilet, with a heated towel rail behind the door. An LED mirror, inset shelving and spotlights complete the modern bathroom suite.

Bedroom 1

13'0" x 11'5" (3.97 x 3.49)

A tastefully decorated carpeted bedroom suite at the front of the property boasts an impressive barn door window that is shared with the kitchen diner below. There is ample room for a king size bed, with bedside tables and drawers units, plus a useful alcove for large freestanding wardrobes. A double radiator sits at the end of the bed space, with a central ceiling light above. An internal door leads through to the dedicated ensuite bathroom.

Ensuite

5'7" x 4'10" (1.72 x 1.48)

A beautifully designed ensuite bathroom services the bedroom, with black floor and wall tiling creating a luxury hotel-like feel. Recently updated, the suite includes a walk in shower with waterfall and handheld shower heads, a floating sink and a low flush toilet. Inset shelving provides space for toiletries, with a backlit mirror mounted above the sink. Spotlighting in the ceiling makes this a bright, modern space that is a pleasure to get ready in each day.

Bedroom 2

16'4" x 12'4" (5.00 x 3.77)

A large split level bedroom sits off the first floor landing, with a grey carpeted floor tying the two spaces together. As you enter the room, the well-proportioned floor space houses a dressing table and two freestanding wardrobes, with a single panel radiator and large skylight above. An internal door leads to the dedicated ensuite bathroom. The lower level of the room is currently used as the main sleeping space and has carpeted steps leading down from the dressing area. There is space for a double bed at the rear of the room, beneath the large skylight which fills the room with natural light. A single panel radiator provides warmth, with space by the stairs for additional storage units so you'll have no shortage of space for clothes.

Ensuite

6'2" x 4'9" (1.89 x 1.45)

The contemporary, updated ensuite bathroom has ceramic wood effect tile flooring and with matching tiling behind the fixtures and sleek grey wall tiling around the shower area. A walk in waterfall shower sits behind the modern curved glass enclosure, with a floating sink and low flush toilet beside. A heated towel rail sits against the wall, with inset shelving and spotlights completing the impressive ensuite.

Bedroom 3

15'3" x 9'8" (4.67 x 2.95)

A double bedroom at the rear of the house benefits from two skylights in the pitched ceiling on the rear aspect making the space feel bright and airy. There is ample room on the plush carpeted floor for a double bed, desk area and freestanding storage solutions, allowing you to configure the room to suit your needs. A double radiator by the entrance and a central ceiling light complete the comfortable sleeping space.

Bedroom 4

11'2" x 10'2" (3.42 x 3.10)

A carpeted double bedroom at the front of the property provides a versatile room that you can tailor to your needs. Currently used as a spare bedroom and home office, a double glazed window on the front aspect provides daylight, with a single panel radiator below for warmth. A great space for a home office, hobby room or bedroom.

Top Floor

Bedroom 5

21'10" x 18'3" (6.68 x 5.57)

An expansive attic bedroom sits at the top of the house, with three skylights filling the room with natural light. The large floor area makes this a fantastic bedroom suite with space left for seating and units beneath the pitched ceiling. Further storage space is provided by low level eaves cupboards on both sides. A double radiator sits against the wall with ceiling lights and wall lights making it a bright and welcoming space.

Ensuite

7'1" x 3'9" (2.17 x 1.15)

An open ensuite bathroom at the rear of the room features a double walk in shower, low flush toilet, pedestal sink and a heated towel rail. Black ceramic tiled flooring and matching tiled shower enclosure complete this modern bathroom space.

External

Rear Garden & Land

The rear garden features a large paved patio seating area directly outside the French doors from the living room, great for BBQs and parties. A paved path leads up through the planting beds and provides access to the 0.5 acre field behind. The garden boasts breathtaking views across the Lune estuary and over the Bay to the Lakeland Fells, with a panoramic outlook providing a beautiful backdrop while you soak up the sun and enjoy time with family and friends.

Garage

16'10" x 10'7" (5.14 x 3.24)

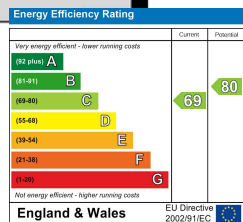
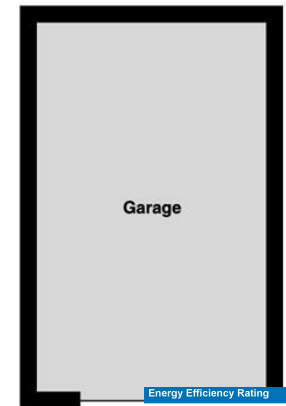
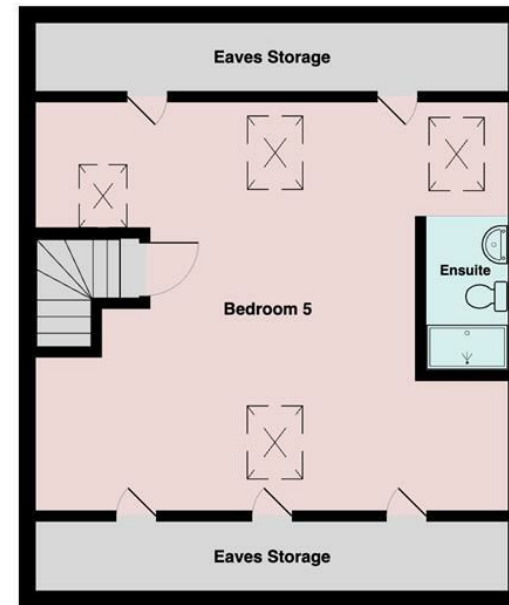
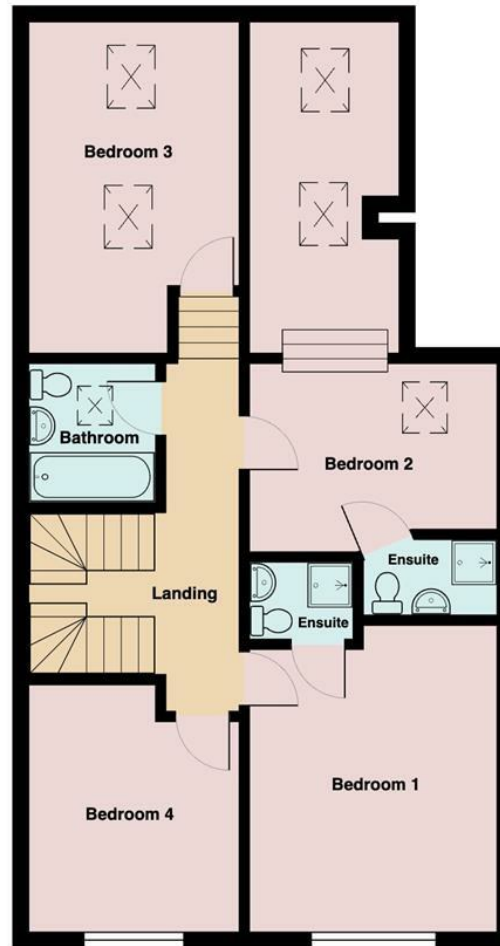
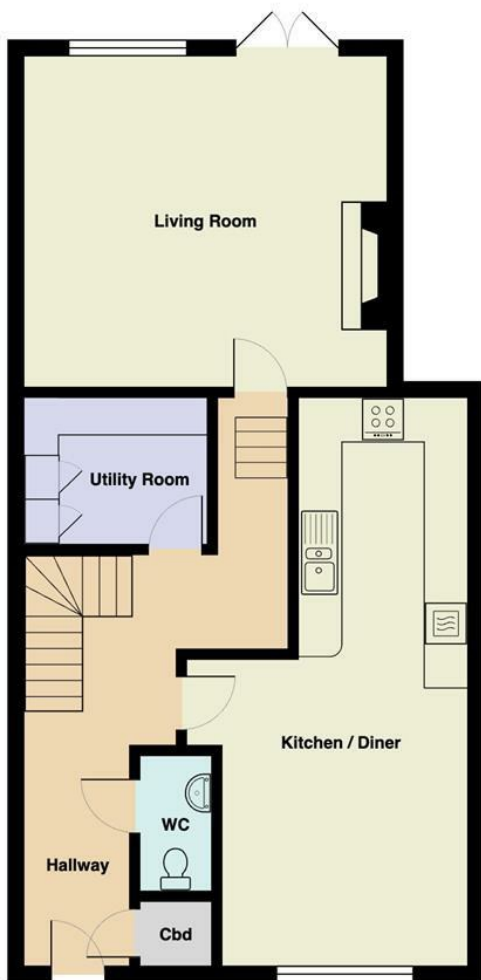
A detached garage sits off the communal parking area to the front, with an electric door providing access. A great space for housing vehicles, additional storage or as a home workshop, you can decide how best to use the space for your needs. Featuring power, lighting and space for appliances, its a valuable addition to keep the rest of the home clear and clutter-free.

Additional Information

Freehold. Council Tax Band E.







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