



Ireleth, Askam In Furness.

£525,000

Langholme, Saves Lane, Ireleth, Askam-in-Furness, LA16 7EL

Set on Saves Lane and instantly recognisable as the impressive white house, Langholme is an elegant and substantial period residence offering approx. 1,911 sq. ft of versatile living space. With three bedrooms, two reception rooms plus a conservatory, a double garage and established gardens, this home combines character with comfort. Located in the popular coastal village of Ireleth, it provides easy access to both the beach and the Lake District National Park, making it the perfect balance of lifestyle and practicality.

Quick Overview

Elegant Period Residence

Approx. 1,911 sq. ft.

Wood Burners

High End Finishes

Established Gardens

Double Garage

Sea Views

Close to Local Amenities

Built in 1710

Ultrafast Broadband available



3



2



2



TBC



Ultrafast
Broadband
available



Double Garage
and Off Road
Parking

Property Reference: ULV1024



Entrance Hallway



Living Room



Living Room



Kitchen

Approached from Saves Lane, Langholme immediately impresses with its striking white façade and elegant proportions. A welcoming entrance porch leads into an impressive reception hall, where the characteristics of this period home becomes clear.

To the left, the principal living room is filled with natural light and features a large fire place, creating a warm and inviting space for family gatherings or quiet evenings by the fire. Across the hall, the dining room offers a more formal setting, perfect for entertaining, while the adjoining conservatory with underfloor heating provides a bright, peaceful retreat overlooking the garden.

The delightful farm house style kitchen with traditional gas AGA lies at the rear of the property, well positioned with access to the garden and adjacent to a practical ground floor shower room complete with underfloor heating for toastie toes in the winter months! An attached double garage completes the ground floor, ensuring day-to-day convenience.

Ascending the elegant oak staircase, the first-floor landing connects three generously sized bedrooms. The principal bedroom is particularly spacious with it's vaulted ceilings, while the two further bedrooms offer flexibility as family rooms, guest accommodation or even a home office. The family bathroom is centrally located, with additional built-in storage spaces cleverly tucked into the layout.

Externally, Langholme is complemented by mature, established gardens that frame the property beautifully, offering privacy, greenery and colour throughout the seasons. Sweeping lawns and seating areas make this an ideal garden for both relaxation and outdoor entertaining.

With approx. 1,911 sq. ft of accommodation, a double garage, and a location within easy reach of both the coast and the Lake District, Langholme represents a rare opportunity to secure a home of character and presence in one of Askam's most sought-after addresses.

Location Ireleth is a small village located next to Askam in Furness in Cumbria. It is situated on the northern coast of the Furness Peninsula, with a beautiful sandy beach and scenic views of the Irish Sea. The village is known for its rich history and is a popular destination for nature enthusiasts and visitors looking to enjoy the local wildlife and stunning coastal scenery. Askam in Furness is accessible by rail via the Cumbria Coast Line and is just a short drive away is the market town of Dalton in Furness offering a range of amenities including Doctors Surgeries, Railway Station, Library, Post Office, and a good range of shops for everyday essentials plus an excellent choice of Public Houses and Restaurants. Just 10 minutes or so by car from Barrow in Furness with large employer BAE systems and a similar distance to the attractions of the South Lakes at the foot of Lake Windermere.

<https://what3words.com/solve.keyboards.different>



Kitchen



Dining Room



Conservatory



Bedroom One



Bedroom Two



Bedroom Three

Accommodation (with approximate measurements)

Ground Floor

Porch 2' 11" x 4' 8" (0.89m x 1.42m)

Entrance Hallway 13' 6" x 9' 4" (4.11m x 2.84m)

Living Room 15' 11" x 15' 11" (4.85m x 4.85m)

Dining Room 8' 9" x 13' 5" (2.67m x 4.09m)

Kitchen 8' 10" x 17' 4" (2.69m x 5.28m)

Conservatory 8' 7" x 13' 11" (2.62m x 4.24m)

WC/Shower Room 8' 8" x 3' 10" (2.64m x 1.17m)

Upper Floor

Landing 3' 2" x 13' 3" (0.97m x 4.04m)

Bedroom One 12' 9" x 16' 2" (3.89m x 4.93m)

Storage 3' 2" x 3' 6" (0.97m x 1.07m)

Bedroom Three 10' 0" x 12' 6" (3.05m x 3.81m)

Bedroom Two 13' 2" x 9' 5" (4.01m x 2.87m)

Bathroom 10' 2" x 5' 11" (3.1m x 1.8m)

Storage Room 8' 4" x 13' 2" (2.54m x 4.01m)

Double Garage 16' 6" x 23' 0" (5.03m x 7.01m)

Services Mains gas, water and electricity.

Council Tax Band D Westmorland and Furness

Energy Performance Certificate (EPC) The full Energy Performance Certificate is available on our website and also at any of our offices.

Tenure Freehold (Vacant possession upon completion).

Viewings Strictly by appointment with Hackney & Leigh.

Material Information Property is in a Conservation Area

Storage Room has limited head height to part of the room

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



Main Bathroom



Rear Garden



Front External



Rear Garden



Ariel View of Property

Anti money laundering (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).

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 <p>Floor 0</p>	 <p>Approximate total area⁽¹⁾</p> <p>1911 ft² 177.6 m²</p> <p>Reduced headroom</p> <p>85 ft² 7.9 m²</p>
 <p>Floor 1</p>	<p>(1) Excluding balconies and terraces</p> <p>Reduced headroom</p> <p>..... Below 5 ft/1.5 m</p> <p>Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.</p> <p>GIRAFFE360</p>

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