



Old Gospel Hall Sandside

Kirkby-In-Furness, LA17 7UA

Offers In The Region Of £250,000



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A rare opportunity to acquire a truly one-of-a-kind property and an excellent investment or rental opportunity. This beautifully converted former church, located in the heart of Kirkby, offers charm, character, and individuality in abundance. Lovingly transformed by its current owner into a stunning barn-style home, the property seamlessly blends original features with modern comforts. Perfect for those seeking something a little different, whether as a unique residence or a high-demand rental, this exceptional home must be seen to be fully appreciated.

Step into the welcoming Reception Room One, where character and comfort combine. Featuring a stylish HETAS-approved wood burner as a cosy focal point, the room is finished with high-quality LVT flooring, offering both durability and a contemporary feel.

Moving through to the Kitchen, you'll find a modern space designed with both style and functionality in mind. Fitted with sleek grey shaker-style units, the kitchen boasts a single oven, an induction hob, and an integrated fridge-freezer. Two Velux windows – positioned at the front and rear – flood the room with natural light, creating a bright and airy atmosphere perfect for cooking and dining.

The Main Bedroom is a standout feature of the home, offering double doors that open out onto a charming bay with a Juliet glass balcony – perfect for enjoying peaceful views and fresh air.

There are a further bedroom, ideal for family, guests, or home office use, as well as a well-appointed Family Bathroom, completing the internal accommodation with practicality and style.

Reception One

20'2" x 21'8" (6.16 x 6.62)

Kitchen

22'0" x 7'4" (6.71 x 2.24)

GF WC

2'7" x 5'10" (0.79 x 1.79)

Bedroom One

12'4" x 11'1" (3.78 x 3.39)

Bedroom Two

12'0" x 9'0" (3.67 x 2.76)

Bathroom

8'2" x 5'8" (2.5 x 1.73)



- Converted former Gospel Hall - Barn Conversion
- Views across Duddon Estuary
- No Chain
- Ideal Investment / Rental Purchase
- Village Location
- Rare Opportunity To Purchase.
- Low Maintenance - No Garden Area
- Council Tax Band C



Road Map



Terrain Map



Floor Plan

We are local, family run business who are wholly independent which means we can recommend services to most suit your needs. Our aim is to provide quality advice and expertise at all times, so you can make an informed decision whether buying or selling.

Estate agents are required by law to check a buyers /sellers identity to prevent Money Laundering and fraud. You do have to produce documents to prove your identity or address and information on your source of funds. Checking this information is a legal requirement to help safeguard your transaction, and failing to provide ID could cause delays. Corrie and Co, outsource these checks to speed up the process. The company does charge for such checks, please ask for more information and guidance on associated costs.

To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services. Ask for further information.

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	