



Greenbank Ireleth Brow Askam-In-Furness LA16 7HB

Offers In The Region Of £875,000

Experience timeless elegance in this unique, thatch-roofed home nestled amidst stunning gardens on the fringes of the Lake District, with views across the Duddon Estuary. This property offers breathtaking panoramic views and a tranquil environment. Inside the home is a treasure trove of charm, featuring magnificent oak accents, four roomy bedrooms, and expansive living spaces designed with natural light and open views in mind. The standalone double garage coupled with an exclusive driveway provides a suitably elegant welcome to this extraordinary dwelling. This unique chance to own a blend of heritage and opulence comes with no subsequent chain.



Approach

The gated tree-lined driveway meanders through the front garden and opens out in to an impressive turning area with central fountain and provides access to the double garage. The property boasts traditional arts and crafts architecture which is complemented by a stunning thatched roof. A substantial arch front door with iron detailing offers access from the front and the driveway.

Entrance Hall extends to 19'4"

The hallway provides access to the reception room and has original exposed beams with panelled staircase and double height gallery.

Ground Floor WC

Has been fitted with a traditional two piece suite fitted with a low level flush WC and a hand basin, It has also been fitted with Quarry tiled flooring.

Sitting Room 21'11" x 13'5"

The room has beautiful timber double glazed windows and twin French doors leading to the conservatory. The central feature of the room being the Inglenook fireplace with tiled fire surround. There is a good ceiling height of 2.40m and lovely décor of primrose shade painted walls and exposed delicate ceiling beams.

Formal Dining Room 18'0" x 14'1"

With two windows and double glazed French doors to the rear. The central feature of this room is the period tiled fire surround and hearth. There are covings to the ceiling and a discreet serving hatch to the kitchen.

Study 10'5" x 9'10"

With double glazed windows to the rear aspect. It has been fitted with quality oak office furnishings by Marshalls with desk, work surfaces and built in cabinetry with shelving.

Conservatory 13'5" x 6'2"

With lower level double glazed windows providing a view over the Duddon Estuary, over the garden towards Black Combe and Morecambe Bay. There are two sets of internal leaded glazed doors to the sitting room with a timber double glazed door for external access to the garden.



Breakfast Room 13'9" x 12'1"

A delightful informal dining room with a door to the entrance and rear halls, open access to the kitchen and a double glazed window to the side aspect, over the garden to the countryside. A built in below window bench seat, black cast multi fuel stove with glazed door and slate plinth. There are a range of lovely oak faced cupboards and a separate walk-in pantry with window and quarry tiled flooring.

Rear Hall of 9'10"

External door and a window to the front.

Utility Room 7'10" x 6'10"

With double glazed window, wall units, work surfaces, a white Belfast sink, recess/plumbing for a washing machine, recess for a dryer. The boiler is housed within.

Store

Ample space for coal and logs.

Ground Floor WC

With a frosted window and traditional close couple WC with wall mounted basin and quarry tiled floor.

Stairway

The traditional timber stairway leads from the entrance hall, with a return to first floor gallery landing.

First Floor Landing extends to 23'11"

With oak bannister and double height void with vaulted and barrel ceiling. overlooking the hall. Access to the insulated loft. Front facing double glazed window to the drive and garden and oak style doors leading to the bedrooms.

Master Bedroom 17'8" x 13'1"

With a timber double glazed window. The main feature of this room is the stunning view. The bedroom has been decorated in duck egg green and boasts covings, there is also matching doors to the wardrobe and the en suite. The view is panoramic, with the elevation over the Duddon Estuary and in the distance, Black Combe.



En-suite to Master 10'5" x 7'2"

The en-suite has been fitted with a three piece suite comprising of a low level flush WC, vanity sink and a bath with an over bath shower attachment.

Bedroom Two 16'4" x 13'9"

With twin aspect windows to the side and rear with superb views. The room is of a good proportion with décor of pale green, vanity wash basin and has a good ceiling height of 2.40.

Bedroom Three 14'1" x 13'9"

With front facing window which overlooks the drive and garden. There is a white oval vanity basin with timber cabinet and decor of pale green.

Bedroom Four 13'1" x 8'2"

With leaded glazed window to the side aspect. Wall hung wash basin with décor of vibrant yellow.

First Floor WC

Fitted with a close couple WC and an opaque leaded glazed opening window.

Family Bathroom 6'2" x 8'2"

With opaque leaded glazed windows. The bathroom has been fitted with a two piece suite comprising of a wash hand basin and a bath with an over bath shower attachment.

Detached Double Garage 19'8" x 20'4"

A substantial detached double garage with separate up and over electric doors and side door to the garden. Internally the garage benefits from light, power and a partially boarded storage area within the pitched roof.

Gardens

The property is sat within a substantial plot of approximately two acres of established gardens. Surrounding the house itself you will find a mature orchard area which is a tranquil and private area. On the west side of the house the rolling lawns give a feeling of being within a quintessential country estate with outstanding views of the Duddon Estuary and Lakeland Fells. A large red brick and timber greenhouse is ideal for a keen gardener with advantage of there also being a separate brick built potting shed. The raised terrace provides an enjoyable space to relax and take in the views. The lawns are surrounded by mature trees and shrubberies which create a truly private setting.











Greenbank, Askam



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower saving costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
101-120 (A)		101-100 (A)	
81-100 (B)		81-100 (B)	
61-80 (C)		61-80 (C)	
41-60 (D)		41-60 (D)	
21-40 (E)		21-40 (E)	
1-20 (F)		1-20 (F)	
1-20 (G)		1-20 (G)	
All energy efficient - higher saving costs		All environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC