



## High Croft Stank Lane

Barrow-In-Furness, LA13 0LR

Asking Price £530,000





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An imposing family home set in private grounds, only a stone's throw from the bustling town of Barrow and surrounded by beautiful countryside, provides the perfect balance for those wanting to enjoy both urban and rural life. With an extensive modern feel throughout, including a conservatory and double garage for extra storage space, as well as an office offering even greater versatility, this property is sure to impress. Internally you'll find; three well sized bedrooms are on offer as well as a modern kitchen-dining area that acts as the hub of this grand abode. Viewings are highly recommended to fully appreciate the tranquil rural feeling this house has to offer.

## Entrance Hallway

11'11" x 7'9" (3.64 x 2.38 )

An imposing and spacious entrance with the benefit of built in cupboards and provides access into the Kitchen.

## Reception One / Dining Room

13'8" x 21'9" (4.19 x 6.65 )

A spacious room used for both lounging and dining. The room has spotlighting and patio doors opening onto the garden.

## Reception Two

21'10" x 18'8" (6.66 x 5.71 )

A superb light and spacious family lounge with access into the conservatory allowing lots of natural lighting.

## Conservatory

8'10" x 15'11" (2.71 x 4.86 )

Beautiful views over the garden and a great addition to the home to enjoy an indoor outdoor feel.

## Office

4'10" x 5'11" (1.49 x 1.81)

A versatile and great room which is currently being used as an office.

## Kitchen

20'2" min 28'5" max x 12'8" max 6'3" min (6.15 min 8.67 max x 3.88 max 1.91 min )

The kitchen has been fitted with a large range of high gloss wall and base units with white high gloss work surfaces. There is also

a breakfast bar and modern freestanding and integrated appliances. Twin aspect windows overlook the garden.

## Utility

5'10" x 7'10" (1.78 x 2.40 )

There is plumbing for a washing machine with rear access to the garden.

## Master Bedroom

13'7" x 15'10" (4.15 x 4.84)

Access to the ensuite and a walk in wardrobe.

## Ensuite

5'5" x 8'2" (1.67 x 2.51)

The ensuite has been fitted with a low level flush WC, pedestal sink and a large shower cubicle with thermostatic shower attachment. The room has been fully tiled.

## Walk In Wardrobe

9'9" x 4'11" (2.98 x 1.52 )

## Bedroom Two

11'11" x 9'4" (3.64 x 2.87 )

Large picture window to the rear elevation.

## Bedroom Three

11'11" x 11'0" (3.64 x 3.37 )

Dual aspect.

## Family Bathroom

5'10" x 10'6" (1.78 x 3.22)

Fitted with a four piece family bathroom suite comprising of a low level flush WC, pedestal sink, bath and large shower cubicle with thermostatic shower attachments. There are dual windows

## Integrated Garage

11'7" x 20'7" (3.55 x 6.29 )

Power, lighting and up and over door.







## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

Approximate Gross Internal Area = 187.9 sq m / 2022 sq ft  
 Garage = 22.2 sq m / 239 sq ft  
 Total = 210.1 sq m / 2261 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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