



## Former St Michael's Church Rampside

Barrow-In-Furness, LA13 0PS

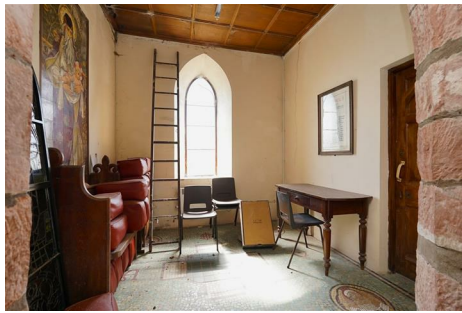
**Offers In The Region Of £150,000\***





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*Rare opportunity to purchase a substantial, detached former church dating from 1840 with distinctive tower. Boasting open views, over countryside and across Morecambe Bay towards Walney Island. Poised in an excellent location between the town of Barrow and the coastal village of Rampside. The building, subject to planning permission, would be ideal for conversion to a unique residential property or for other use.*

*\* Offers for the property for community uses would be welcome, for which the guide price may not be applicable.*

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## Approach and Grounds

This is a traditional, detached stone built Church dating from 1840, together with distinctive feature tower with sandstone accents and render finish. Surrounding grounds largely with graves. The cellar and boiler house are located to the rear of the Church. The grounds boast open views over the adjacent farmland towards Walney Channel and Island. A timber gothic style door affords access from the side elevation of the Church.

## Porch

Fitted with a tiled floor, twin doors lead in to the Church.

## Main Building

53'1" x 29'2" (16.2 x 8.9)

With side facing opaque glazed windows and stained glass. The vaulted ceiling is clad with timber with detailed timber trusses and sandstone carved corbels. The floors are fitted with herringbone parquet flooring and the space benefits from electric wall heaters and Organ.

## Altar

20'11" x 18'0" (6.40 x 5.50)

Central feature stained glass window with sandstone surround. The floor has been laid with terracotta quarry tile and marble with half timber panelling to the walls.

## Hall

8'10" x 9'6" (2.70 x 2.90)

Former baptistry located at the base of the tower with opaque glazed window to the rear. Mosaic tiled floor and fluorescent lighting.

## Kitchenette

8'6" x 5'6" (2.60 x 1.70)

With double glazed Velux window and fitted with base unit with stainless steel sink and Dimplex panel heater.

## Cloaks

Fitted with a double glazed Velux window, low lever WC and vanity basin.

## Additional Information

Restrictive covenants and Pastoral (Church Buildings Disposal) Scheme.

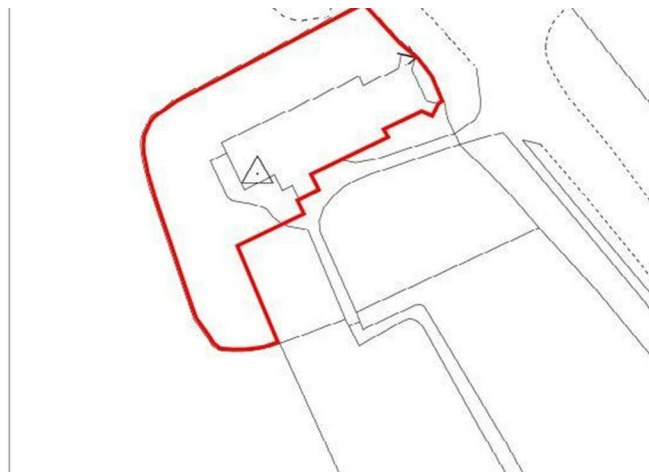
Restrictive covenants will be included in the transfer of the church part of the property to ensure that the approved development is carried forward. Further details of these are available from the agents.

A closed Church of England church is sold under special legal provision - a Pastoral (Church Buildings Disposal) Scheme is the legal document empowering the Church Commissioners to sell a closed church for specific use. The sale of the church would, therefore, be subject to the making of such a scheme following public consultation. Further details about the procedures involved may be found on the Commissioners' website.

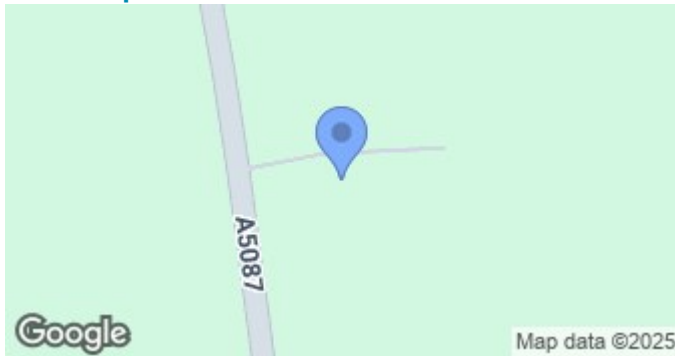




- Former Church Dating to 1840
- Septic Tank Located in Adjacent Farmland
  - Outstanding Views
  - Electric Heating
- Close Proximity to Barrow and Rampside
- Burials and Monuments Will Remain in Situ
- Potential for Residential Change of Use (STPP)
  - Wealth of Period Features
  - Rural Location



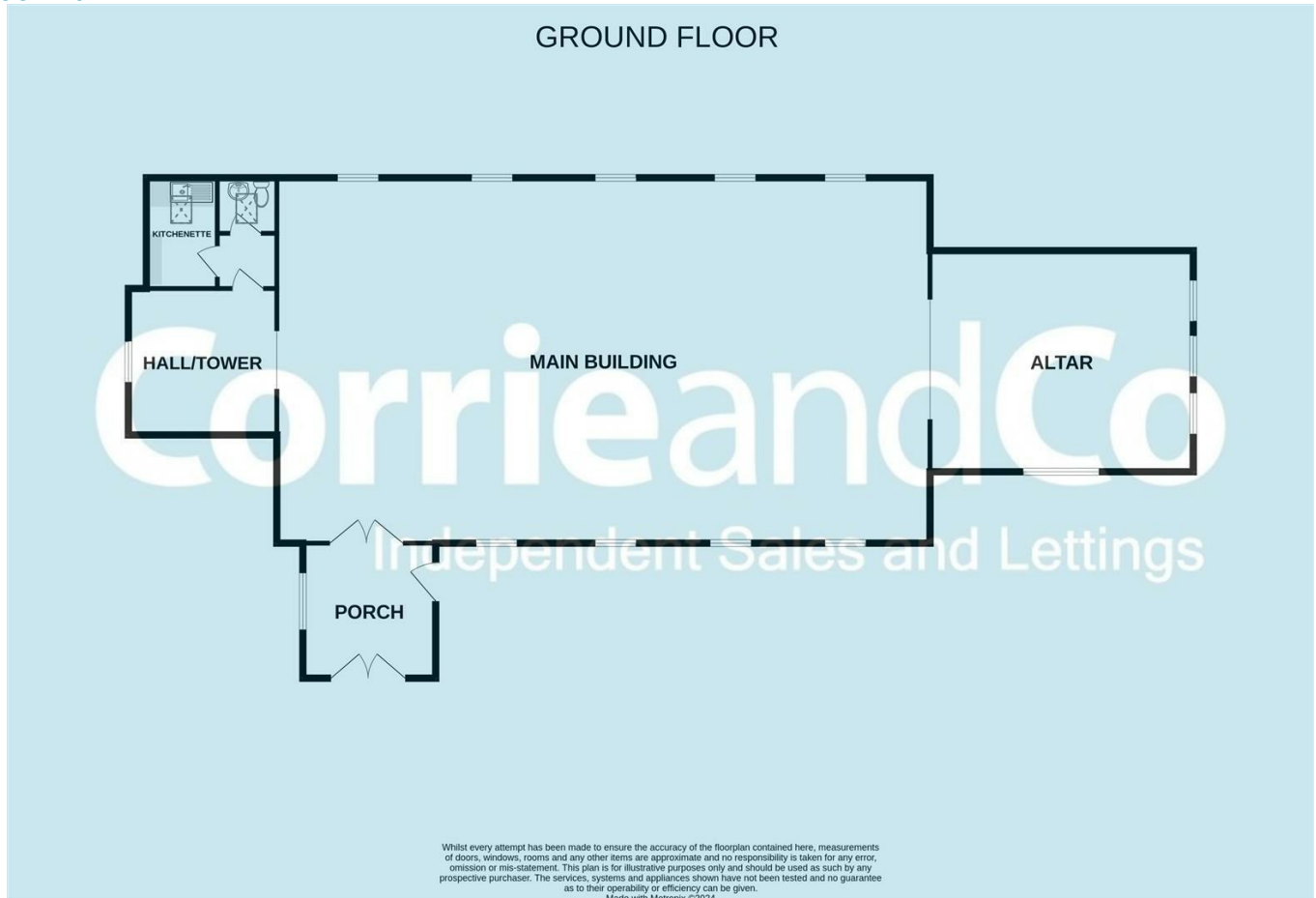
## Road Map



## Terrain Map



## Floor Plan



Corrie and Co aim to sell your property, at the best possible price, in the shortest possible time.

We have developed a clear marketing strategy, over many years, to ensure your property is exposed to all social media platforms, Rightmove, Zoopla and our own Corrie and Co website.

We also offer:

- Professional Photography
- Full promotion, throughout all our branches
- Experienced, qualified, friendly staff
- Full viewing service with feedback

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

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