



1 Ashley Villas Long Lane

, LA13 0NH

Offers In The Region Of £340,000



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Welcome to this charming property located in the picturesque village of Stainton With Adgarley. This delightful house boasts a perfect blend of traditional charm and modern elegance, making it a truly inviting home for anyone looking to settle in a serene village setting. As you step inside, you are greeted by not one, but three reception rooms, offering ample space for entertaining guests or simply relaxing. The layout of this property is both practical and versatile, catering to a variety of lifestyle needs. One of the highlights of this property is its beautiful garden, providing a tranquil outdoor space where you can enjoy the fresh country air.



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On approach, this traditional double fronted country cottage offers a charming appeal. An entrance porch provides access to the entrance hall which has been finished in neutral tones. To the left of the hallway you will find a secondary reception area which is ideal for a variety of uses including; sitting room, play room or 'work from home' space. The herringbone floor is enhanced by single and fresh white painted walls. French doors lead to the front of the property. To the right of the hallway is the principle reception room which boasts a wood burning stove, rustic style LVT flooring and bold feature wall. The dining room has continuing flooring from the living room which also flows in to the kitchen via an open archway. The dining room has direct garden access via a set of French doors. The kitchen has been fitted with a good range of contemporary beige flat fronted high gloss wall and base cabinets with complimentary wood effect laminate work surfaces and backsplash. The integrated appliances include an electric single oven, four ring hob and extractor fan. The utility room is situated adjacent to the kitchen and has been fitted with a range of larder units and work surfaces to match those found in the kitchen. There is space for a freestanding washing machine and tumble dryer.

To the first floor you will find four bedrooms and the family bathroom. The master bedroom is of excellent proportions and benefits from tasteful décor, fitted carpeting and closet. The second bedroom has been neutrally decorated with the advantage of fitted mirrored sliding wardrobes. There are a further two bedrooms located to the first floor. The family bathroom is a true statement room of the home. Fitted with an enviable four piece suite comprising; a freestanding contemporary bath, walk-in shower with glass screen and flush mounted rainfall showerhead, WC and matte black wall hung vanity with bowl sink. The walls and floor have been finished with large slab Carrera marble style tiling creating a calming and spa-like aesthetic.

To the rear of the home a spacious tiered garden offers a welcoming space to relax or entertain. A stone patio leads to the second tier which benefits from low maintenance artificial lawn and continuing patio. The third tier has been finished with grey composite decking and enjoys an elevated position to maximise enjoyment of this sunny garden.

Porch

4'11" x 3'9" (1.507 x 1.148)

Hallway

6'2" x 5'5" (1.892 x 1.675)

Living Room

14'11" x 11'6" (4.565 x 3.525)

Dining Room

9'8" x 8'4" (2.953 x 2.554)

Sitting Room

13'7" x 9'4" (4.149 x 2.847)

Kitchen

12'7" x 9'7" (3.860 x 2.928)

Landing

9'6" x 2'7" (2.913 x 0.796)

Bedroom One

15'3" x 12'10" (4.666 x 3.928)

Bedroom Two

15'1" x 11'7" (4.600 x 3.542)

Bedroom Three

9'8" x 9'8" (2.955 x 2.971)

Bedroom Four

9'4" x 6'10" (2.848 x 2.099)

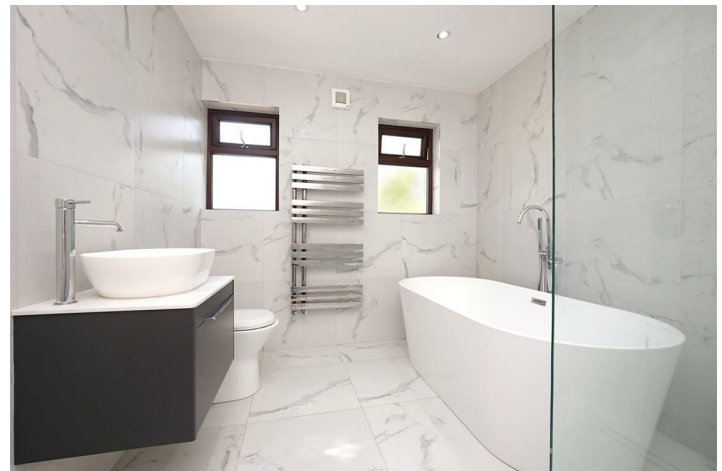
Family Bathroom

9'6" x 8'1" (2.898 x 2.487)



- Air Source Heat Pump
 - Mains Drainage
 - Village Location
 - Superb Finishes
 - Double Glazing

- Solar Panels (Owned)
 - Rear Garden
- Close Proximity to Furness Towns
 - Spacious Accommodation
 - Council Tax Band - D



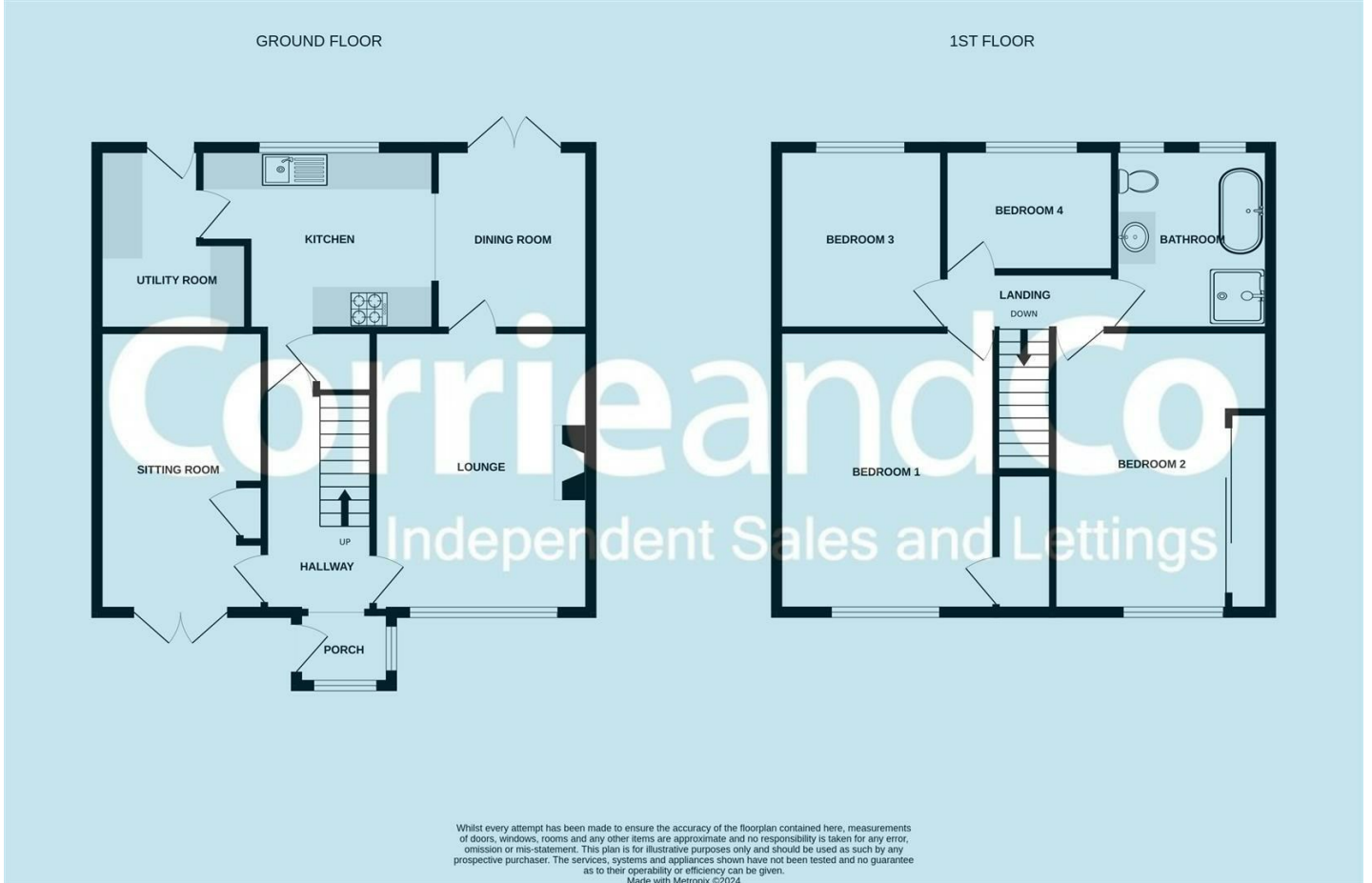
Road Map



Terrain Map



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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