

# CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



## 1 Croftlands Cottage Stank Lane

Barrow-In-Furness, LA13 0LR

Asking Price £325,000





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**Situated in the picturesque hamlet of Stank, this traditional style cottage home benefits from all aspects of quintessential country living as seen on televisions 'Escape to the Country'. Boasting from a detached garage and workshop, the home has also been lovingly updated in a manner which is sympathetic to the style and location of the property with features throughout. Less than 3 miles to the centre of Barrow and 7 miles to Ulverston, one can experience a perfect balance of convenience and seclusion.**

## Lounge

14'9" x 17'1" max (4.51 x 5.22 max)

The lounge has grey painted walls and has been fitted with solid wood flooring. It boasts lovely exposed oak beams and a 12.4kw multi fuel stove.

## Kitchen Diner

27'1" x 11'8" (8.27 x 3.56)

The kitchen has been fitted with grey laminate flooring and cream shaker style wall and base units with complimentary brown and grey laminate work surfaces. The integrated appliances include a Clark 6.9 kw pot belly stove, 1.5 stainless steel sink with traditional style mono tap, bush 8 burner double oven and warming drawer range, there is space for a freestanding fridge freezer and space for a washing machine. It boasts exposed 300 year old oak beams with Japanese decorative panels. French doors provide access to the patio area.

## Integral Store and Ground Floor WC

15'7" x 3'9" (4.75 x 1.15)

Low level flush WC with pedestal sink.

## Bedroom One

17'8" max 14'2" x 11'9" (5.40 max 4.34 x 3.59)

Situated to the side elevation with views of the garden. The bedroom has exposed beams and grey laminate flooring with grey painted walls.

## Bedroom Two

14'2" x 8'11" (4.32 x 2.73)

Situated to the front elevation with beige carpeting with grey painted walls.

## Bedroom Three

9'3" x 6'11" (2.84 x 2.11)

Situated to the rear elevation with views across the surrounding fields and built in mirrored wardrobes.

## Bathroom

10'4" x 6'9" (3.16 x 2.06)

The bathroom has been fitted with a four piece suite comprising of a low level flush WC, vanity basin with high gloss cupboards and chrome handles, bath with chrome taps and over bath shower and a Mira electric separate shower cubicle. There is LVT flooring with underfloor heating, fully tiled walls, LED lighting and a clad ceiling with inset spotlights.

## Carport And Bike Port

10'0" x 11'3" plus 5'6" x 7'4" (3.07 x 3.45 plus 1.70 x 2.24)

With power and lighting.

## Detached Workshop

8'5" x 18'0" (2.59 x 5.50)

Access to the sound studio. There is lighting, power and a work bench with cupboards.

## Detached Garage

11'9" x 14'2" (3.60 x 4.34)

With power and lighting.

## Exterior

A lovely enclosed front garden with established beds, fruit trees and seating areas. To the side of the property is a tiered patio area with a Japanese seating area and a detached workshop.



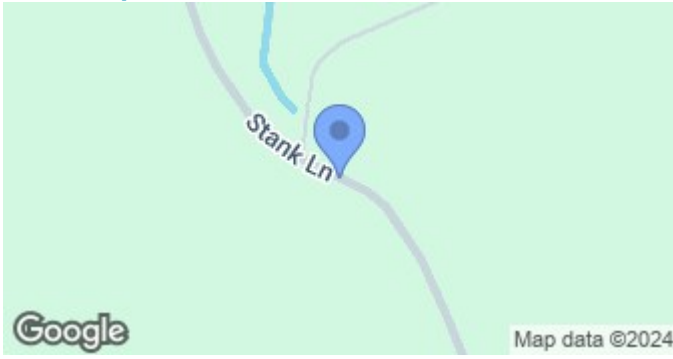


- Rural Location
- Off Road Parking
- Ideal For A Variety Of Buyers
- Double Glazing
- Lovely Decor Throughout
- Garden To Front
- Council Tax Band - A





## 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.

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.

