



## Low Greenscoe Farm Lots Road Askam-In-Furness LA16 7DF

Offers In The Region Of £770,000

Welcome to this stunning detached house located on Lots Road in the picturesque village of Askam-In-Furness. This house combines modern amenities with classic charm. The scenic views surrounding the house provide a tranquil backdrop, allowing you to unwind and appreciate the beauty of the local countryside. For those who appreciate outdoor activities, the property also includes stable blocks, offering the potential for equestrian pursuits or simply adding a touch of rustic charm to the surroundings.





As you enter the property, you arrive into the vestibule which gives access to the hallway decorated with oak effect laminate flooring and neutral walls, giving access to multiple rooms. To the left of the property, you arrive into the spacious lounge decorated with carpeting and neutral walls and boasts a bay window to the front and patio doors to the side and features a wood burner with wood surround. The farmhouse styled kitchen diner which has been decorated with a slate style flooring, is toward the rear aspect of the property and has been fitted with a good range of oak shaker style base units with beige granite effect worksurfaces and tiled splashback, with integrated appliances such as a fridge/freezer, with rangemaster range cooker included and ample space for a dining table and free standing appliances. From the kitchen diner you have access into both the sitting room and the dining room. The sitting room towards the left of the kitchen diner has been decorated with grey carpeting and neutral walls featuring french doors leading out to the side of the property. The dining room to the right of the kitchen diner is of good size to accommodate dining room furniture and has been decorated with carpeting and neutral walls. There are two double bedrooms on the ground floor, one double bedroom is to the front aspect of the property which boasts a bay window and decorated with beige carpeting and neutral walls. The second ground floor double bedroom has been decorated with neutral walls and a decorative carpeting. The ground floor white three piece bathroom suite comprises of a bath with an electric over head shower attachment, a pedestal sink, a WC.

To the first floor you will find the spacious master bedroom featuring dual aspect windows and a juliet style balcony allowing you to take in the breath-taking country views. The final double bedroom is to the front aspect of the property and has been decorated neutrally throughout.

Externally, the house sits centrally on even ground within the spacious wrap around plot. The gardens are laid mostly to lawn and boast panoramic views of the surrounding countryside. A paddock, accessed directly from the gardens and within sight of the house offers a superb area for keeping horses, livestock, or operating a smallholding. Accessed from the driveway a large open parking area offers ample parking with space for turning. The garage is positioned conveniently to be accessed from the parking area and benefits from light and power. The stable block is attached to the garage offering three stalls, which you could potentially look into using as holiday lets.

### Lounge

14'6" x 22'10" min 26'0" max

### Kitchen Diner

8'8" x 20'5"

### Sitting Room

15'6" x 11'8"

### Dining Room

13'4" x 11'8"

### Bedroom One

22'3" x 13'3" max into eaves

### Bedroom Two

12'7" x 13'10"

### Bedroom Three

12'5" x 12'2" max

### Bedroom Four

12'11" x 12'5"

### Bathroom

6'2" x 3'3", 170'7" min 8'0" max















- Detached Property
- Over Half An Acre Of Separate Land
- Rural Location
- Picturesque Views
- Double Glazing
- Outbuilding And Stable Blocks
- Ample Off Road Parking
- Substantial Plot
- Two Bathrooms
- Council Tax Band D













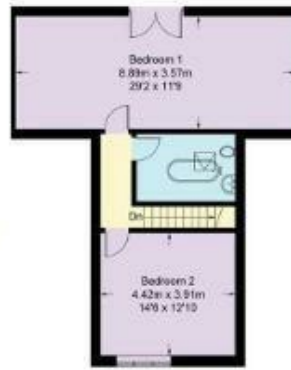
Approximate Gross Internal Area = 217.3 sq m / 2339 sq ft  
 Outbuildings = 162.5 sq m / 1749 sq ft (Including Garage)  
 Total = 379.8 sq m / 4088 sq ft



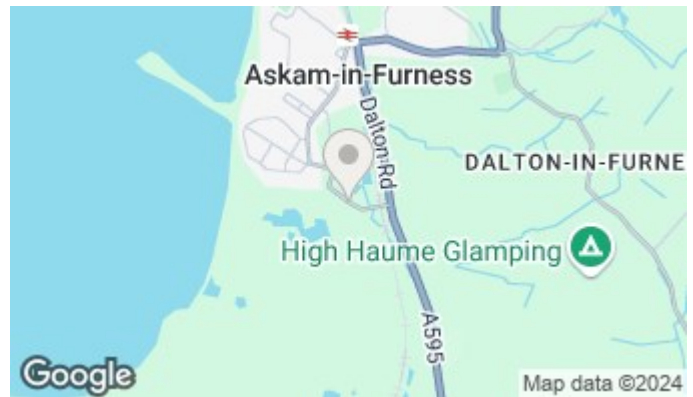
(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



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 to ensure that your property is fully exposed to the local, regional and national market place and we are confident that we can provide a marketing service second to none. Our Sales Team offer:

- Full colour contemporary sales literature with floorplans
- A full programme of local / regional advertising and promotion on the Corrie and Co and Rightmove websites
- 24/7 promotion in our Barrow, Ulverston and Millom offices
- Professional viewing service and prompt feedback
- Experienced, friendly staff
- Eye catching 'For Sale' board

To ensure your move is looked after, we can help you with an Energy Performance Certificate and arrange a free mortgage and finance review. We also provide a competitive No Sale – No Fee conveyancing service with well known and trusted local solicitors. Our valuation and sales advice is impartial, completely free with no obligation.

Unlike many High Street Estate Agency chains, Corrie and Co are wholly independent and can therefore recommend the mortgage and lender that is most suitable for your needs. Our aim is to provide quality advice and expertise at all times so that you can make an informed decision every step of the way.

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
 All energy efficient - lower saving costs 81	81	62	 Very environmentally friendly - lower CO2 emissions C	C	F
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		