



## Kings Ridge and The Cottage, 128 Hawcoat Lane Barrow-In-Furness LA14 4HS

**Offers In The Region Of £550,000**

*This is a truly rare and exciting opportunity to purchase this extensive five bedroom period home with an attached two bedroom cottage. With private South facing gardens, original character and fantastic proportions, this unique home could be your one of a kind forever home. The cottage has been finished to an excellent standard and could be used as a rental property or for a dependant relative. The location within the old Hawcoat Village is just as appealing with a selection of local pubs, eateries and amenities on your doorstep.*





Accessing the grounds from Hawcoat Lane you will find a good size driveway which leads in to a carport providing shelter to the entry door to the main house and access to the garage.

Once inside, you will be greeted by a spacious and versatile hallway which comfortably accommodates a dining set but could also be used as another living area. The space has been fitted with a tiled floor and boasts character beams with arched fireplace. The primary living area is situated in the centre of the ground floor and offers excellent proportions with a feature electric fireplace with marble surround and two sets of French doors to the sun terrace. The kitchen diner has been fitted with a good range of Oak shaker style wall and base cabinets with black granite worktops and backsplash, metallic handles and breakfast bar. The integrated appliances include a dishwasher, double oven and hob with space for a large fridge freezer. The snug is accessed via the kitchen and has been fitted with an electric fire and boasts an outlook of the garden from the sun terrace. On the ground floor you will also find a two piece WC, study and well equipped utility room. The garage can also be accessed from the inner hall.

To the first floor, an impressive sized landing leads to the first three of the five bedrooms and the family bathroom. The Master bedroom is a superb size with attractive outlook over the garden and views as far as Piel Island and Morecambe Bay. The room benefits from a good range of fitted wardrobes and private three piece en-suite shower room with fitted storage. The five piece family bathroom suite comprises a shower enclosure with body jets, WC, vanity basin, bidet and bath with ample storage and LVT flooring. To the second floor there are two further bedrooms. A generous fourth bedroom boasts dual aspect windows and vaulted ceilings with exposed beams. The fifth bedroom benefits from ample storage and vanity sink.

The gardens are a beautiful and private setting for relaxation and enjoyment. The sun terrace spans across the South elevation providing a sheltered seating area. The lawns are ample in size with mature hedges and shrubberies. A separate side garden has been laid to lawn with the addition of a timber garden shed.

The cottage is a unique advantage to the home. With a separate garden and entrance tucked away you can enjoy separation from guests whilst still being close by. The hallway flows in to the open plan kitchen and living area. The kitchen has been fitted with a good range of contrasting shaker style matte finish wall and base cabinets with complimentary white granite effect worktops. Integrated appliances include a fridge freezer, single oven, induction hob slimline dishwasher and washing machine. The ground floor shower room boasts modern finishes with a shaker style vanity counter, thermostatic shower and WC with full cladding to the walls. To the first floor are two well proportioned double bedrooms with the second having a fitted wardrobe.

## **THE HOUSE**

**Entrance Hallway/Dining Area 21'7" x 10'11"**

**Lounge 21'3" x 17'4"**

**Kitchen Diner 12'10" x 13'4"**

**Snug 12'11" x 8'5"**

**Study 9'11" x 10'5"**

**Utility Room 8'5" x 9'10"**

**Ground Floor WC 6'5" x 3'4"**

**Garage 15'7" x 10'0"**

**Landing 10'7" x 8'5"**

**Master Bedroom 16'4" x 15'5" max**

**En-Suite to Master 15'10" x 6'9"**

**Bedroom Two 10'2" x 17'11"**

**Bedroom Three 7'2" x 10'7" max**

**Bathroom 18'3" x 7'9"**

**Bedroom Four 14'1" x 21'3" max into eaves**

**Bedroom Five 10'11" x 6'11" max plus 9'2" x 8'0"**

## **THE COTTAGE**

**Entrance Hallway 6'0" x 5'4"**

**Lounge 13'0" x 13'10"**

**Kitchen 7'3" x 7'10"**

**Shower Room 7'2" x 5'10"**

**Bedroom One 9'9" x 13'1"**

**Bedroom Two 10'3" x 11'2"**





- House and Attached Cottage
- Ample Private Gardens
  - Income Potential
- Gas Central Heating
- Desirable Location

- Driveway and Garage
- Spacious Accommodation
- Variety of Living Spaces
  - Double Glazing
- Council Tax Band - House-F, Cottage-A



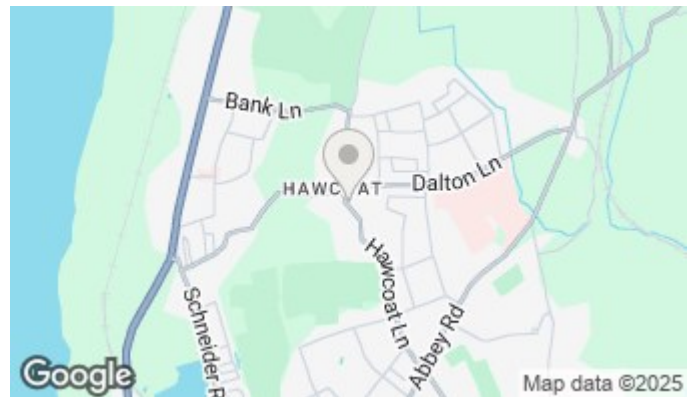






Independent Sales and Lettings

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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower saving costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
102-121 (A)		102-121 (A)	
81-101 (B)		81-101 (B)	
62-80 (C)		62-80 (C)	
43-61 (D)		43-61 (D)	
22-42 (E)		22-42 (E)	
1-21 (F)		1-21 (F)	
0 (G)		0 (G)	
All energy efficient - higher saving costs		All environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Energy Efficiency Rating: 72 (D)  
Environmental Impact (CO<sub>2</sub>) Rating: 53 (E)