



Thwaite House and Roanhead Kennels Hawthwaite

Barrow-In-Furness, LA14 4QH

Offers In The Region Of £995,000



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An exciting opportunity to acquire this substantial detached house with, four reception areas, four bedrooms, three bathrooms, and substantial land of approx. 8.5 acres. The unique aspect of this property is the fully equipped boarding kennels which has flourished since the current owners established the business in 2021. With impressive forward bookings, the business offers the opportunity of immediate income upon completion with scope to expand and grow.



Approach

On approach, the property is situated to the end of a rural lane and offers superb kerb appeal with walled garden and spacious driveway.

Entrance Hallway

17'6" x 6'9" (5.34 x 2.08)

The hallway has been finished with modern patterned tiled floor and traditional half panelling to the walls.

Open Plan Kitchen & Living Area

30'6" x 18'10" (9.30 x 5.75)

Truly a show stopping entertaining space, the kitchen has been fitted with a good range of contemporary flat fronted high gloss wall, base and larder cabinets with Oak butchers block worktops, metallic handles, white subway tiled backsplash and central island. Integrated appliances include two single ovens, combination oven with warming drawer, dishwasher, wine cooler and space for American style fridge freezer. The floors have been fitted with woodgrain tiling which flows in to the living area. The living area has been fitted with a wood burning stove with media wall surround. A range of windows and bi-folding doors connect the house to the garden.

Dining Room

19'11" x 11'11" (6.09 x 3.64)

An excellent size formal dining room which is centrally located within the home offering an open flow in to the living-kitchen and family room. Fitted with a wood burning stove and laminate flooring.

Family Room

35'5" x 11'10" (10.81 x 3.63)

Accessed from the dining room, the family room is a great addition to the home. With field views and triple aspect windows and doors to the side.

Cinema/Play Room

11'9" x 20'6" (3.60 x 6.25)

A versatile living space which is currently used as a play room boasting dual aspect windows.

Utility Room

11'8" x 6'3" (3.58 x 1.91)

From the hallway this spacious utility room is a must-have convenience for any modern home.

Ground Floor WC

2'2" x 7'0" (0.67 x 2.14)

Two piece suite comprising a grey wall hung vanity basin and close couple WC.

Bedroom One

11'10" x 11'7" (3.61 x 3.55)

A comprehensive Master suite with Oak flooring flowing through in to a spacious walk in wardrobe which has been fitted with a range of contemporary units and dressing table. Access to a storage room and en-suite.

Walk-in Wardrobe

11'10" x 8'5" (3.62 x 2.59)

En-Suite Bathroom

7'8" x 7'7" (2.36 x 2.32)

Three piece suite comprising a 'P' shaped bath, WC, grey vanity basin and cladding to the walls with LVT flooring.

Bedroom Two

24'4" x 10'6" max 7'8" min (7.44 x 3.22 max 2.34 min)

A generous size secondary Master with Oak flooring, neutral décor and outlook to the rear aspect.

En-Suite

7'6" x 8'6" (2.30 x 2.60)

Bedroom Three

10'6" x 25'3" (3.21 x 7.72)

Excellent size bedroom with Oak flooring, decorated in a tasteful, child friendly manner with rear facing window.

Bedroom Four

11'10" x 11'1" (3.63 x 3.40)

A good double bedroom with Oak flooring and front facing window.

Family Bathroom

13'3" x 7'6" (4.04 x 2.29)

This incredible family bathroom provides the occupants with a relaxing spa-like space to relax and unwind. The suite comprises a free-standing twin-end bath, open shower with rainfall shower head, close couple WC and double wall hung basins. The walls and floors have been finished with in a striking marble style panel/LVT.

Exterior

To the side and rear of the house you will find gardens which have been made up of patio, flower beds, pathways and lawn. From the garden one can enjoy the countryside views.

Roanhead Kennels

Adjacent to the main house is the well equipped Roanhead Kennels. The canine accommodations comprise 18 over night kennels and 16 day-care kennels which accommodate up to 30 boarders and 16 day-cares. The dogs can benefit from an exercise area of approximately 2 acres. There is also the dog grooming room which provides further services and income.

Additional Land and Buildings

There are additional grazing areas as well as six stables, each measuring to approximately 12 ft x 12 ft which are currently rented thus providing additional income.

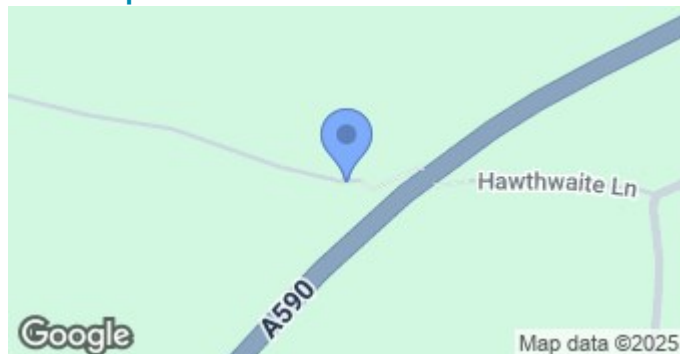


- 15 Solar Panels (Owned)(Purchased 2023)
- Substantial Detached House
- Partial Underfloor Heating to Ground Floor
 - Septic Tank
 - Rural Location

- 8.5 Acres of Land
- Boarding Kennels
- DG and GCH and Air Source Heat Pump
- Council Tax Band - E
- Significant Income Potential



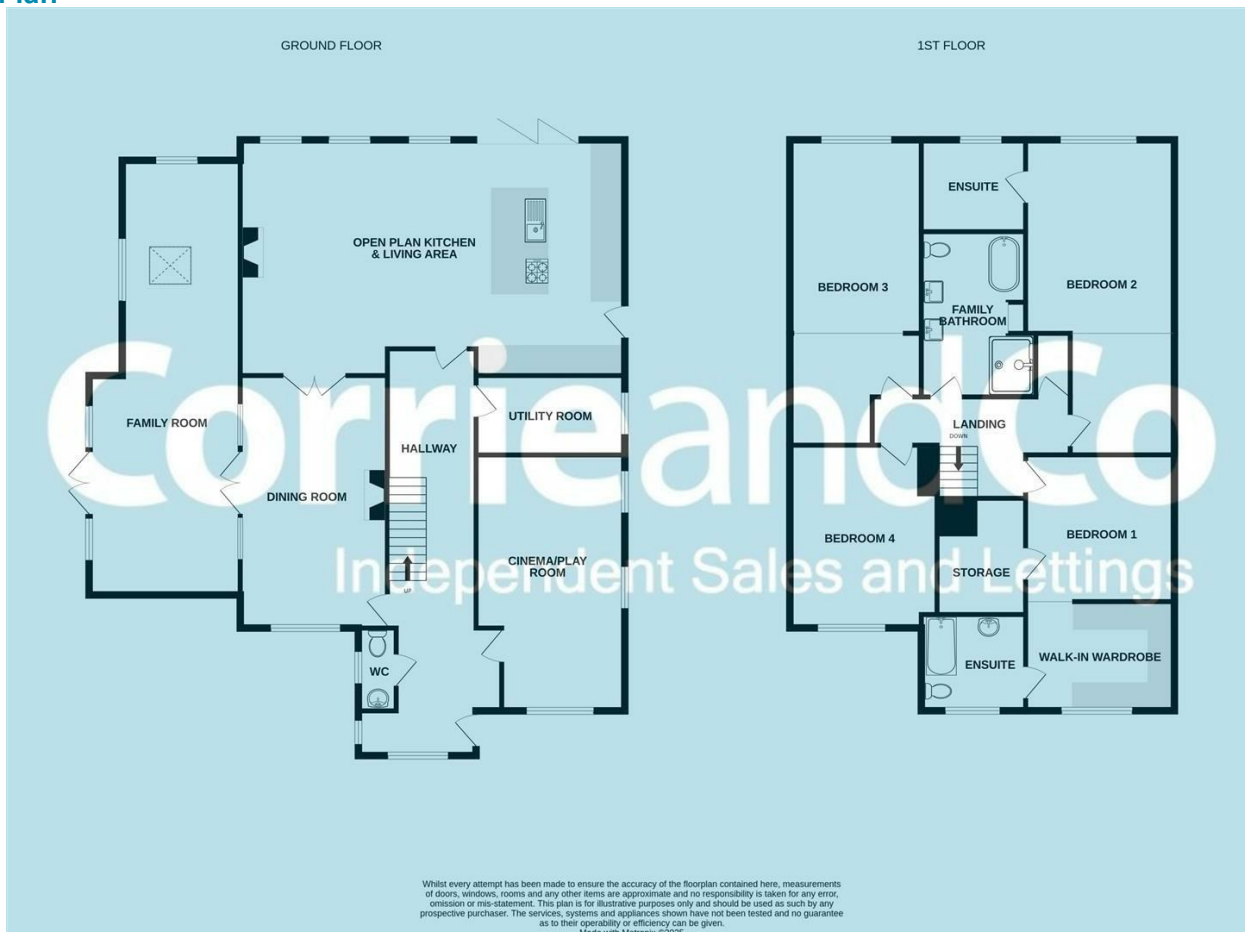
Road Map



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.

