



62 Croslands Park Barrow-In-Furness, LA13 9LB

Offers In The Region Of £625,000



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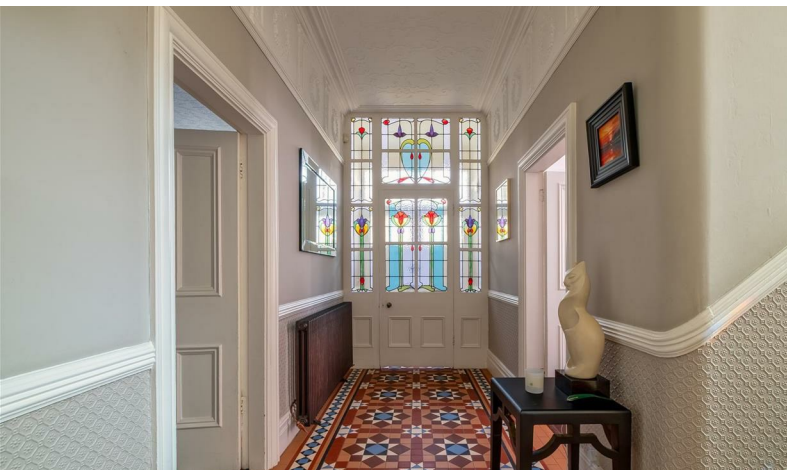
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Prestige, opulence and Edwardian splendour are in abundance throughout this impressive, spacious family home. From the moment you approach the house there is a strong sense of anticipation and excitement about what lies beyond the imposing double door entrance. Expectations are not only met, but exceeded throughout the interior and as you enter the tranquil gardens. Croslands Park is one of the most sought after addresses of the town and truly an aspiration to many. This is a unique opportunity which must not be missed.



Approach

On approach to the property you will be taken in by the imposing nature of the home. The house sits behind mature shrubberies which provide excellent privacy. A block paved driveway leads to the garage and sweeps towards the main entrance to the house. The front façade of has been lovingly maintained and retains much of the original character including stained glass windows as well as a superb double door entrance.

Entrance Hallway

17'6" x 6'0" (5.35 x 1.85)

Initially entering a vestibule, the hallway can be found beyond a striking stained glass door and dividing wall. The current owner had commissioned a tiled floor of which great care went in to selecting colour palettes and patterns to pay homage to the history of the home. Additional features include detailed plasterwork, cornice, Lincrusta and column radiators which can be found in various areas of the house.

Sitting Room

13'10" x 19'10" max (4.22 x 6.07 max)

The sitting room boasts a fabulous angular bay window with fitted shutters and stained glass, original cornice, tasteful decoration and a central feature gas fireplace with painted wood surround. The floors have been fitted with a solid wood, hand scraped flooring with dark oak finish.

Drawing Room

19'0" max x 13'4" (5.80 max x 4.08)

The drawing room has been finished in a style which flows with the sitting room whilst also defining a separate identity. The curved bay window was been fitted with shutters and retains the original stained glass with a second window to the side allowing for plenty of natural light. The eye catching feature of the room is an elaborate breath-taking fireplace with gas insert. The room has been fitted with hand scraped solid wood flooring with dark Oak finish and original cornice.

Dining Room

14'7" x 12'2" (4.46 x 3.72)

To the rear aspect with access to the conservatory and kitchen. The central feature of the room is the pastel pink shade fireplace surround with inset mirror and working fire. The room has original cornice, tasteful décor and Karndean flooring.

Kitchen

9'11" x 12'8" (3.03 x 3.87)

The kitchen has been fitted with a good range of Oak wall, base and dresser cabinets with black granite worktops and tiled backsplash. The integrated appliances include a Neff double oven, Neff hob, Zanussi dishwasher and Belfast sink. The floors have been finished in an attractive slate tile which flows in to the utility area.

Conservatory

11'8" x 13'7" (3.57 x 4.15)

The conservatory enjoys fantastic views over the garden with French doors to the patio area. The pitched roof and overall ceiling heights are an in-keeping feature for the style of the home. The floors have been finished in a slate style tile.

Ground Floor WC

6'11" x 3'10" (2.11 x 1.19)

The ground floor WC is fitted with a Victorian style two piece suite comprising a close couple WC and pedestal sink. The walls are finished with a period style half tiling. Access to the under stairs storage.

Utility Room

9'10" x 7'10" (3.01 x 2.39)

The utility room is a must-have convenience for any family home. Conveniently situated off the kitchen with separate external access.

There is space within the cabinets for a freestanding washing machine and tumble dryer. The boiler is also housed within.

First Floor Landing

Moving on to the first floor you will find a beautifully designed stained glass window on the half landing. The landing is of an excellent size with access to the four bedrooms and two bathrooms.

Master Bedroom

14'7" x 12'1" (4.46 x 3.69)

To the front aspect with large window, original cornice, fitted carpeting and neutral décor.

Bedroom Two

17'0" x 10'10" (5.20 x 3.31)

To the front aspect with large window, original cornice, double fitted wardrobe, fitted carpeting and neutral décor.

Bedroom Three

15'9" x 11'10" (4.81 x 3.63)

To the rear aspect with large window overlooking the garden, original cornice, wood flooring and neutral décor.

Bedroom Four

11'11" x 9'10" (3.65 x 3.01)

To the rear aspect with window overlooking the garden, double fitted wardrobe, fitted carpeting and neutral décor.

Bathroom One

9'1" x 9'9" (2.77 x 2.99)

This contemporary bathroom has a four piece suite comprising a freestanding double end bath, corner shower, vanity unit with conical wash basin and WC. The walls are fitted with low maintenance cladding and the floors are finished with cream sandstone style tiling.

Bathroom Two

9'2" x 6'7" (2.80 x 2.01)

The second bathroom is more traditional in it's stylings with an opulent grandeur. The four piece suite comprises a claw foot roll top bath, low level WC, vanity sink and cubicle shower. The walls are finished with black and white tiling with Greek key border.

Games Room

11'6" x 20'6" (3.51 x 6.26)

Located within the attic space, this is a most versatile room with two skylight windows to the rear aspect and access to the study.

Study

11'2" x 11'0" (3.42 x 3.37)

Located within the attic area, the study is a good size room with dormer window to the rear aspect.

Garage

16'0" x 29'5" (4.90 x 8.98)

The detached garage is of a superb size with up and over door to the front as well as pedestrian door from the garden. Ample space within for a vehicle plus storage.

Gardens

The gardens are a wonderful asset to the home, offering a private retreat with a sense of tranquillity and calm. The large patio is somewhat a 'sun trap' where the homeowner can relax, entertain and soak up the sun. An electric powered awning can be used to provide shade. Sweeping steps lead to the expansive lawn which is surrounded by established trees and shrubberies.

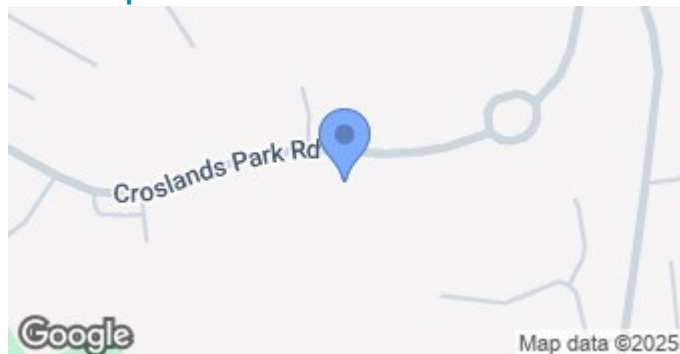


- Prestigious Location
- Tranquil Gardens
- Spacious Accommodation
 - Original Features
 - Burglar Alarm Fitted

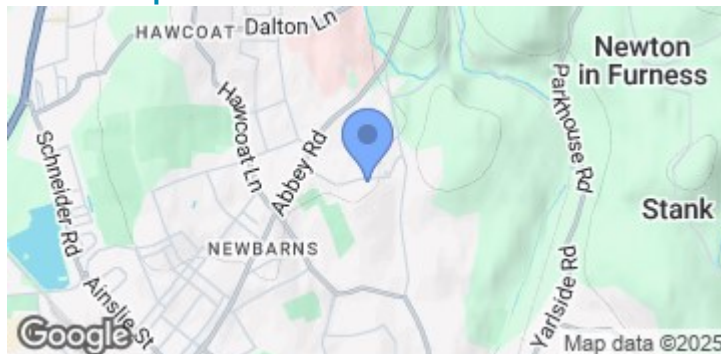
- Edwardian Family Home
- Off Road Parking & Garage
 - Rare Opportunity
- Part Double Glazed & GCH
 - Council Tax Band - F



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.

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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