



Holbeck Park Avenue, , Barrow-In-Furness, LA13 0RG

- Four/five bed substantial property
- Four receptions
- Striking mezzanine
- Gardens front and rear
- Lovely oak beams and exposed stone work
- Beautiful barn conversion
- Grand dining hall
- Master bedroom ensuite
- Garage and multiple vehicle parking
- Grade II listed.

£550,000



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DESCRIPTION

Crofters Barn is a wonderful large home of character, with delightful design touches, and ideally suited to a family looking for spacious living. Located in Holbeck, just off Holbeck Park Avenue and close to the well known Crofters Bar and Restaurant. The ground floor accommodation comprises: large dining hall, living room, day room, office, kitchen and cloakroom, whilst on the second floor is an impressive mezzanine, four double bedrooms, one ensuite, and a family bathroom. There are options to use one of the receptions as a bedroom should this suit the needs of the new buyer.

Outside you will find well cared for gardens to the front and to the rear, with the whole being securely sat behind a walled exterior. There is plenty of off-road parking and the benefit of a large garage which can house up to six cars.

Converted from an agricultural barn, it sits along with three others in a select and private development. The interior has striking features including old oak beams, high vaulted ceilings, exposed stone walls and a large mezzanine. This is a real signature home that will meet the needs of the largest of families. Grade II listed.

Location: What3Words: dice/funds/dates







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾
3023.15 ft²
280.86 m²

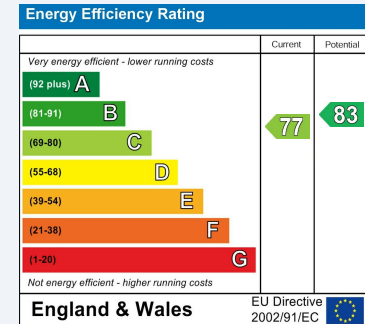
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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Viewings

Please contact kendal@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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