



**PRICE £765,000**

**9 THE CRESCENT, BARROW-IN-FURNESS, CUMBRIA, LA14 4RA**

This is an impressive home with generous proportions, situated in a prime location with open fields alongside. Boasting contemporary styling and quality throughout all the bathrooms/en-suites, and also to the main kitchen, this inspiring home also has a fabulous, air-conditioned basement cinema/bar with its own kitchen. The versatile family living accommodation also includes three en-suite facilities including the master bedroom suite which also has a walk-in wardrobe. There are extensive landscaped gardens, a twin garage and extensive parking.



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Twin Garage & Driveway Parking



**DIRECTIONS**

**satnav users enter:** LA14 4RA, then the number 9  
**what3words app users enter:** burns.entire.cried

**LOCATION**

This stunning home is situated at the end of a short cul-de-sac in the exclusive Dane Ghyll area of Hawcoat. The immediate area is solely residential, however Dane Ghyll Community Primary School and a community centre are just a couple of minutes away in the car. Furness General Hospital is also close by, as is a regular bus service and a general convenience store. Slightly further afield, but still only a few minutes away in the car, is a hair salon, family pubs, the historic Furness Abbey and Amphitheatre and Barrow Golf Club.

**DESCRIPTION**

This property has an immense amount of 'kerb appeal' which is evident as you approach the open-fronted driveway, where there is extensive parking and turning for multiple vehicles and access into the twin garages that are accessed via electronic remotely operated doors.

The central entrance door has stepped access and opens into a glazed inner vestibule area where the interior door opens into an impressive and welcoming hallway, where there are several part glazed doors with beautiful coloured/stained glazing providing access to the various rooms. There is a staircase that descends into the basement area, with a second staircase ascending to the impressive galleried landing above.

There are four separate reception rooms that are all accessed from this central entrance hall, including an office, a family room, a dual aspect formal dining room and also into the main lounge, which has part glazed double doors accessing the aforementioned dining room.

The lounge is the principal reception room in the property, boasting excellent proportions and a naturally bright position in the property with two windows to the side elevation and a large glazed bay window to the rear. There is an attractive fireplace as the centrepiece to this room with a polished inset and hearth and a gas coal-effect fire set within.

The ground floor level continues to deliver an impressive living space that includes a contemporary styled kitchen with a central island, multi tone/gloss finishes to the cabinet doors and beautiful granite work surfacing and upstand. The central island provides informal breakfast bar style dining with plentiful built-in storage.

The main kitchen area includes a combination microwave oven, a fan-assisted oven with a pyrolytic function, an induction hob with a colourful splashback and cooker hood above, a dishwasher and also a large American-style fridge/freezer which is plumbed into the water supply to provide filtered water and ice etc.

This multi-aspect room is bright and airy and has open access into a fully glazed sun room that provides a cosy area to relax and enjoy the privacy and view of the gardens. There are also glazed double doors providing access onto the patio.

The kitchen is well connected with open access into the adjacent dining room, where there is a pantry style cupboard to the corner of the room, a glazed uPVC style door allowing access into the rear garden and further doors leading into the entrance hall and laundry.

The laundry room provides extensive storage that includes a fitted double base unit, with the work surfacing above incorporating a stainless steel sink with a mixer tap. There is also a matching larder style cupboard to the opposite side of the doorway plus a raised area of work surfacing with space for a clothes dryer and plumbing for a washing machine which are positioned at a more comfortable height.



**Basement Room with Bar**

## Bedroom One (with en-suite bath/shower room and walk in wardrobe)



There are also two large double cupboards, one of which is heated and has plenty of space for coats and boots. The second cupboard houses the modern gas boiler that serves the central heating system and hot water. Completing this area of the property is the WC facility, which is a combined unit with a wash basin mounted to the cistern.

Completing the main ground floor area is a second WC facility, which also has a wall-mounted semi-pedestal wash basin alongside.

Accessed from the hallway once more, and walking down the staircase into the basement hall, there is a large walk-in storeroom to one side, and directly opposite there are double doors that open into the most impressive, air-conditioned space that can be utilised in many ways. There is a home bar to one side with feature glass blocks which are back lit and also offer shelved storage behind. There is also a Bose surround sound system with a ceiling mounted projector and a wall-mounted screen to enjoy your own movie nights. The vast proportions of this room would be ideal for entertaining family and friends, or perhaps to incorporate further uses that may include a home gym or a games room with pool table perhaps.



There is an archway behind the bar that leads into a small kitchen that is extremely well equipped, with the fitted wall and base cabinets having plenty of work surface area for the preparation of drinks and food etc. There is an integrated sink within the work surfacing plus a built-in dishwasher, fridge and freezer and also a drinks cooler.

Progressing through the property and up to the first floor level, there is the most impressive landing area that is highly glazed and includes an arched feature window with a deep sill, all allowing natural light to flood into the space. There is extensive built-in storage accessible from the various areas of the landing, with two of the cupboards housing the hot water thermal storage cylinders. Positioned along one of the side areas of landing is a loft hatch which has a fitted ladder providing easy access into a vast roof space.

The accommodation to this level commences with an impressive master bedroom suite that enjoys dual aspect views over the fabulous gardens to the rear, and also onto the open field alongside with your view extending across a network of fields. The room also offers access into an amazing en-suite bathroom where there is a double ended freestanding bath with a floor mounted tap and shower attachment, 'his and hers' wash basins that sit within a range of fitted units with cupboard storage below and wall-mounted vanity mirrors above with integrated lighting.

Storage continues along the rear wall with fitted cupboards and display surfacing. There is a WC with concealed cistern and also a bidet. The suite is completed with the shower which has a large, low profile shower tray with a glazed panel to one side, an overhead rain shower and a secondary shower hose mounted to a wall track. The comfort of the room is complemented by the underfloor heating system and the dual powered ladder-style radiator. Natural lighting is provided by the large feature porthole style window to the rear elevation.

The master bedroom suite is completed with the walk-in wardrobe, where there is extensive storage with rails and overhead shelving. The room is naturally lit with a large porthole style window to the side elevation where there is a fabulous view across farmland.

There are four further double bedrooms, two of which having their own en-suite shower facilities that include a full three-piece suite. The two remaining bedrooms which are generous in size, both have a range of fitted furniture or built-in wardrobe space.

Completing the property's accommodation is the main family bathroom, which has also seen considerable investment having been upgraded and finished to an excellent standard, with a feature leopard print paper to one wall and tiling elsewhere around the sanitary ware, which includes a wash basin with cupboard and drawer storage beneath and a WC alongside with concealed cistern. There is also a double ended bath with a side mounted tap, extendable shower hose and a folding glass shower screen.



**Bedroom Four**

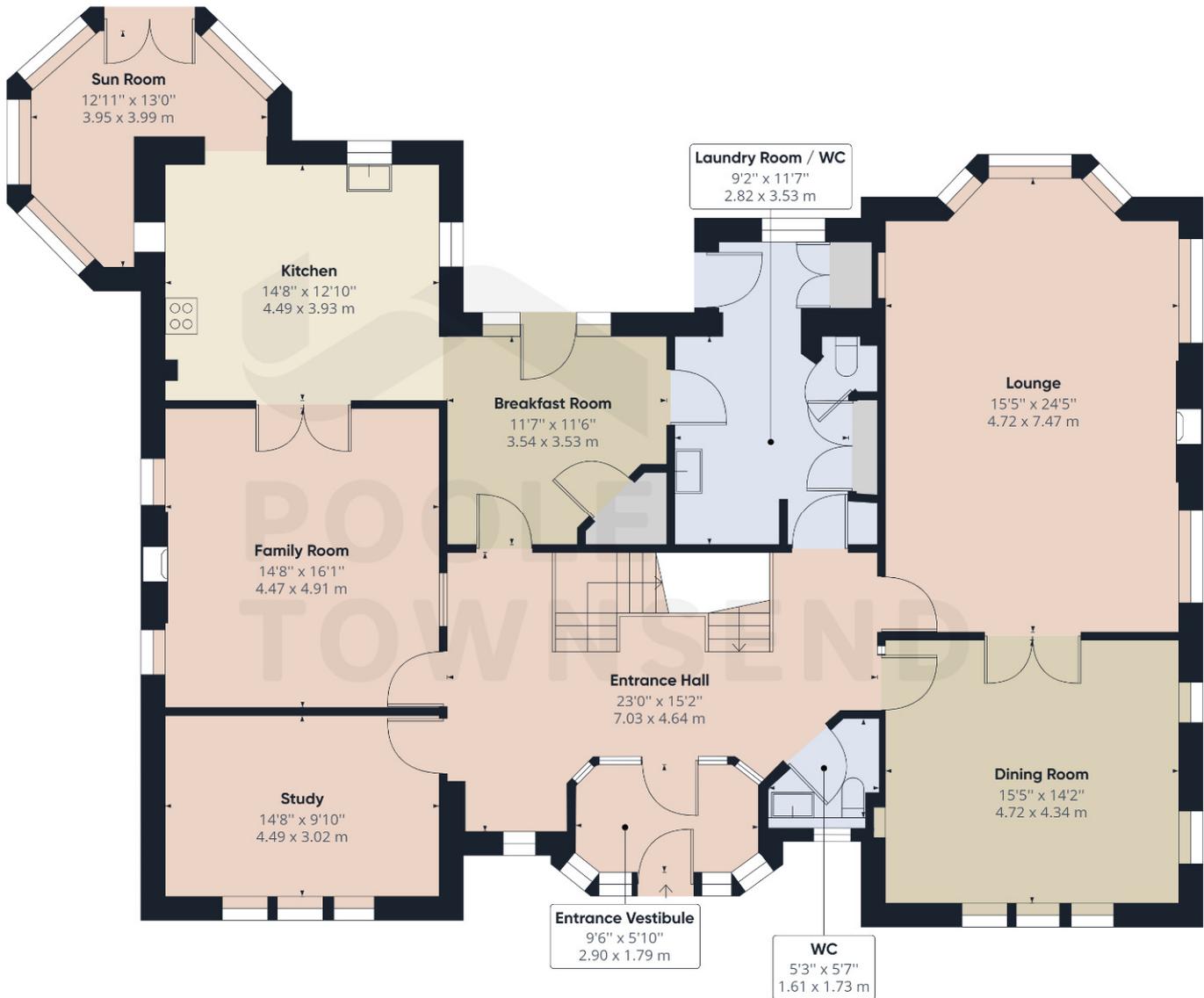
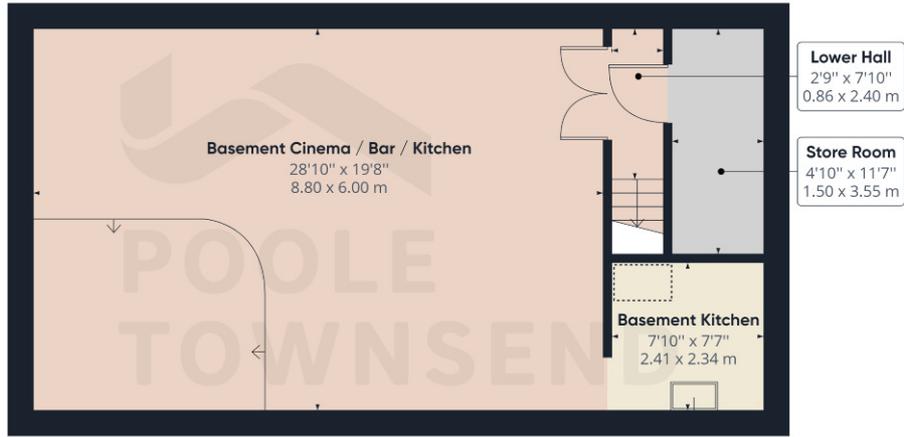
## Bedroom Three (with en-suite shower room)



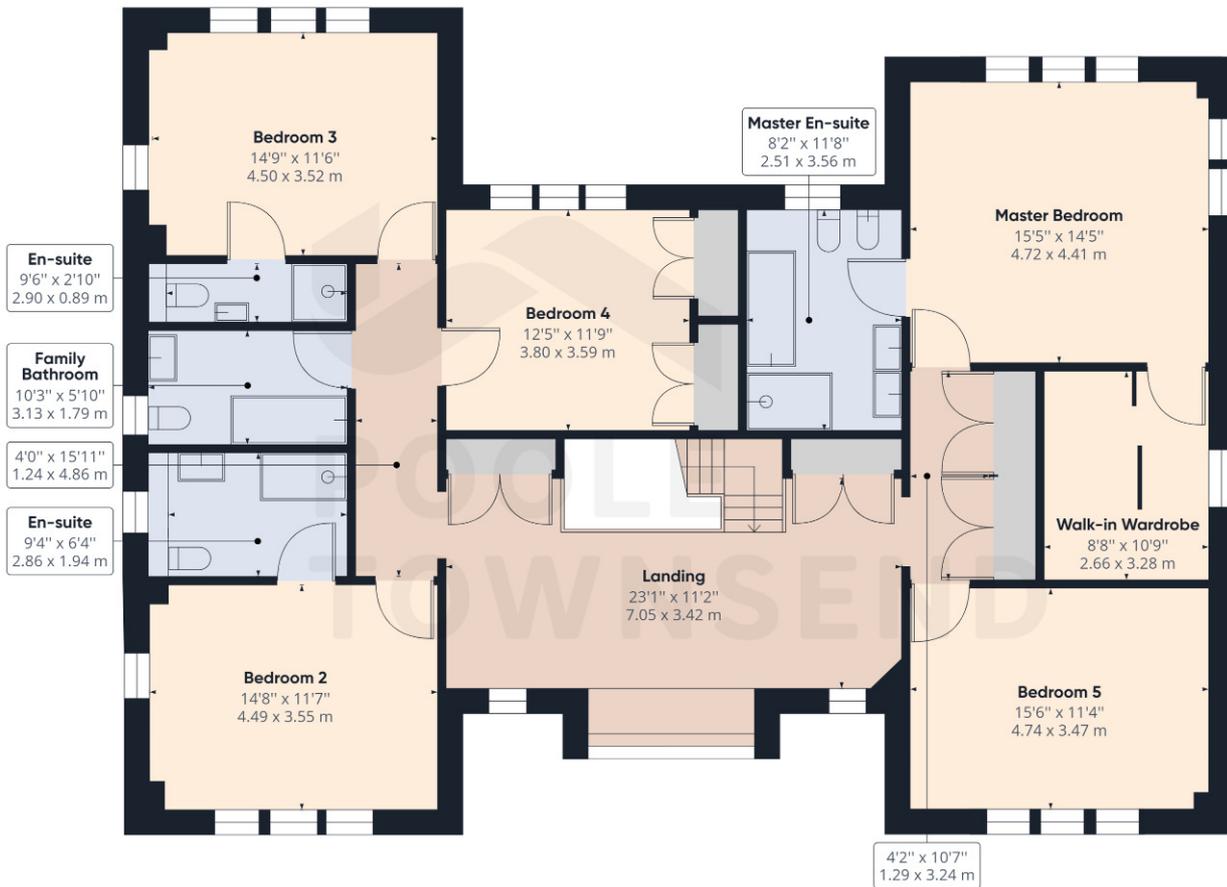
Externally, there is a twin garage block to the front of the property that is accessed via a remotely operated control. The garage has mains power and lighting within, with a patio to one side and a herb garden to the rear. There is a canopy that projects forward over the garage doors that provides shelter via an open sided walkway towards the property's main access door. There is full external access to either side of the building leading into the rear garden, via a vast area of paved patio that leads directly onto the upper area of lawn where there are colourful borders filled with seasonal planting, shrubs and bulbs etc. There is a central bank of steps leading from this lawn onto the central level where there are steppingstones running past the ornamental pond and leading you onto the gently sweeping stepped path, where you will arrive on a circular patio that has a large banked garden surrounding the rear part, providing plenty of colour and also covered with decorative slate chippings. There is a third area of lawn just alongside this circular patio where Dane Ghyll Beck runs through, and you will find a small footbridge that takes you onto the bank on the other side where there are mature trees providing shelter and screening from the properties beyond.

To summarise, this impressive property offers quality, style and additional features that include the air conditioned basement room and bar, a mechanical ventilation system that extracts the stale and moisture laden air from the accommodation before replacing with fresh filtered air. The property also has an integrated speaker system to many of the rooms.

# Property layout



Ground Floor Building 1



Floor 1 Building 1



Your viewing appointment is on \_\_\_\_\_

**Additional information**

Council Tax Band: G  
Local Authority: Barrow in Furness Borough Council  
Services: Mains gas, electricity, water and drainage  
Tenure: Freehold

EPC Rating = TBC

**Your mortgage arrangements**

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