



PRICE £325,000
(OFFERS IN THE REGION OF)

**DOVE COTTAGE, 12 IRELETH, SAVES
LANE, ASKAM-IN-FURNESS,
CUMBRIA, LA16 7EG**

This fabulous barn conversion is set in a lovely location in the coastal village of Askam, featuring beautiful and colourful gardens and fabulous views that extend to the Duddon Estuary and Black Combe. Lovingly renovated and finished to an exceptional standard, this property features many individual touches of character and style. The impressive lounge has direct garden access, as well as access into a farmhouse kitchen with a modern twist. There are three double bedrooms to the first floor and an amazing five-piece bathroom that includes a freestanding slipper style bath. There is courtyard access to the rear, private off-road parking and an attached laundry/workshop within the garden.



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Off Road
Parking

Kitchen Area



DIRECTIONS

What3words: magically.beams.winds

DESCRIPTION

This amazing property boasts stunning accommodation that is sure to have a wide appeal.

Approached via a small lane all within the courtyard to the rear, this fabulous home offers a great balance between a spacious lounge and an open plan dining kitchen, plus three double bedrooms and an amazing five piece bathroom.

The entrance hall, which is accessed from the rear courtyard, leads you into the lounge where there is a feature cottage-style stove set within the corner of the room, two pairs of double doors that open onto the patio as well as open access onto the stairwell.

There is a door connecting with the adjacent dining kitchen and also a secret hidden cupboard which is revealed by sliding a bookshelf to one side.

The open plan dining kitchen features a farmhouse style kitchen with a twist, with traditional timber base cabinets and drawers and more contemporary coloured gloss panelled doors to the wall-mounted units. There is Metro-style tiling around the wall areas behind the work surface which has an under-mounted ceramic sink. There is space to accommodate a range-style cooker where there is a cooker hood above, plus plumbing for dishwasher and space for a fridge/freezer.

The dining area comfortably accommodates a four or six place dining table which will appeal to families.

The first-floor accommodation is all accessed from the landing area, where there are doors leading off to the three double bedrooms, all having built-in storage.

The two rear facing bedrooms have a fabulous view that extends over the garden towards the Duddon Estuary with Black Combe beyond. The principal bedroom also has a feature fireplace with a display mantle and hearth.

The bathroom is superbly proportioned and also boasts a five-piece suite which includes a WC with a bidet alongside, a shower area with an electric shower fitted within, a circular wash basin which sits upon a fitted cabinet and finally, a freestanding slipper style bath with claw and ball feet and a shower attachment to the taps. There is tongue-and-groove style panelling to the wall areas to approximately dado height with a tiled finish above.

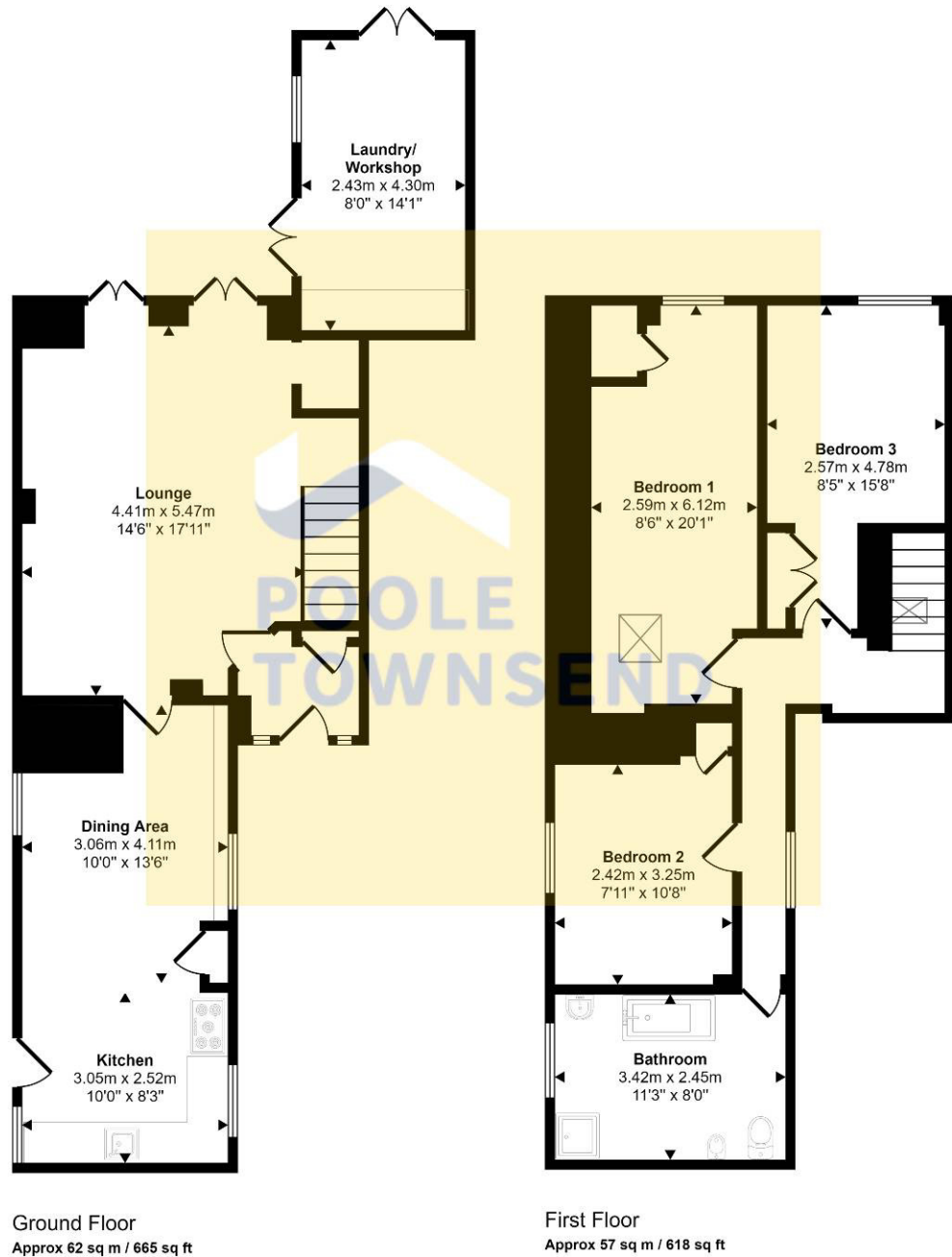
The enclosed garden has a flagged patio immediately outside of the lounge with a wall-mounted sunshade/awning that is fully extendable/retractable.

This patio extends alongside the laundry/workshop where there is a large area of decking with planted borders and stepped access onto the lawn leading to a second deck covered area.



Property layout

Approx Gross Internal Area
119 sq m / 1283 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Your viewing appointment is on _____

Additional information

Council Tax Band:
Local Authority: Westmorland and Furness Council
Services: Mains gas, electricity, water and drainage
Tenure: Freehold

EPC Rating = TBC

Your mortgage arrangements

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