



**POOLE  
TOWNSEND**

# Roose Farm Lane, Barrow-in-furness, LA13 0HB

£365,000

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Discreetly tucked away in a non-roadside location, this fabulous property also offers extensive lawn covered gardens, an attached garage and off-road parking. The ground floor living accommodation comprises a characterful lounge with a sandstone fireplace/chimney and rustic rendering to the walls and floor timbers ceiling. The kitchen has a beautiful slate flagged floor throughout and exposed brickwork to the wall within the kitchen area which has a central island, double oven plus a range of integrated appliances. There is plenty of space for a family sized dining table alongside the window overlooking the garden. The first-floor accommodation provides four bedrooms including three double rooms. The master bedroom has a stylish en-suite shower room. The family bathroom has a Victorian inspired suite with shower over the bath. The property is double glazed throughout and has a gas-fired central heating system.

## Location

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## Description

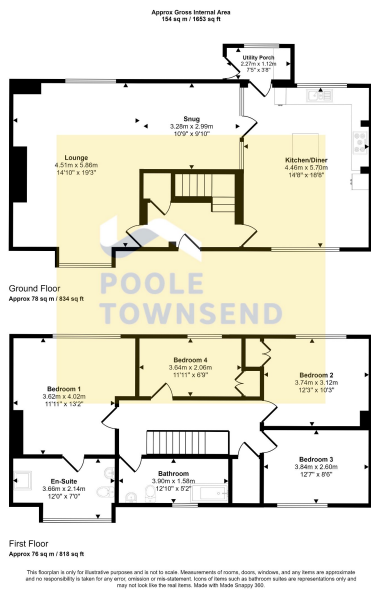
Set within an extensive garden plot, this charming and characterful property features exposed sandstone and brickwork detailing, feature timbers and a beautiful slate flagged floor within the dining kitchen.

The central hallway welcomes you into the property and provides access into the kitchen and the lounge. There is a useful storage cupboard below the staircase.

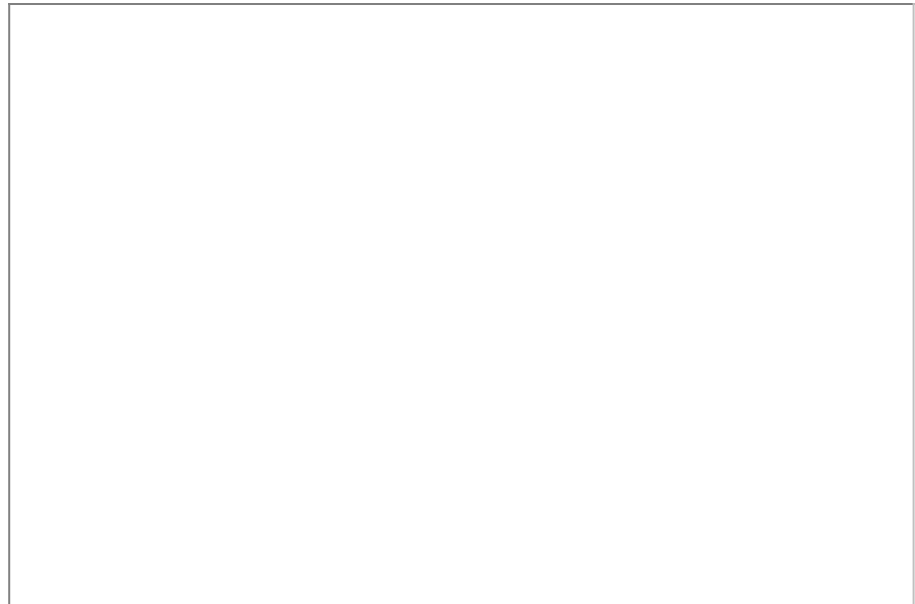
The lounge is a beautifully proportioned room with windows to the front and rear elevations and a solid fuel cottage style stove providing the focal point.

The dining kitchen runs the full depth of the property and offers a great view of the front garden. The kitchen is smartly presented and has a central island and a range of integrated appliances with twin ovens, a five burner gas hob, family size dishwasher and also an integrated fridge and freezer unit. The washing machine and clothes dryer are located within the utility porch.





- NON-ROADSIDE LOCATION
- FABULOUS PROPERTY
- EXTENSIVE LAWN
- GARAGE AND OFF ROAD PARKING
- 4 BEDROOMS
- EN-SUITE FROM MASTER BEDROOM
- DESIRABLE LOCATION



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