



PRICE £365,000

**HEADGATE BARN, SOUTERGATE,
KIRKBY-IN-FURNESS,
CUMBRIA, LA17 7TN**

This spacious property sits in a beautiful, semi-rural location with private gardens and a lovely view across the adjacent field to the distant Duddon Estuary. The versatile accommodation could provide up to 5 bedrooms depending on how the ground floor accommodation is utilised. The property also has a central heating system, double glazing, a ground floor WC and an integral garage.



3



4



1



Garage &
Off Road
Parking



DIRECTIONS

What3words: icebergs.hungry.climate

LOCATION

Headgate Barn is situated in Soutergate, a small hamlet which forms part of Kirkby in Furness. The property is only a short distance away from the amenities which lie to the centre of Kirkby, including a primary school, doctor's surgery, railway station, village hall with playing fields and also two pubs.

DESCRIPTION

This attractive looking property is situated in a gated courtyard, where there is space to park a single vehicle in front of the integral garage and also a semi-enclosed garden area alongside.

The entrance door opens into the central hallway where there is an open tread stairwell ascending to the first floor, and doors leading into three of the four reception areas, garage and ground floor WC.

The WC has a traditional two-piece suite, and is an excellent addition to the main family bathroom on the first floor.



The first reception room is currently used as a home study, but would also suit as a children's playroom or a television room.

Alongside the office is a snug which has a central fireplace with a tiled inset, hearth and an electric fire. There is a high-level window providing natural light into the room with a decorative plate shelf that is fitted to the upper section of the walls to add character.

Central to the ground floor accommodation is the dining room which is a generously proportioned room, offering open access into the lounge and stepped access into the adjacent kitchen. There are two windows to the side elevation providing natural light and also a loft hatch to the centre of the ceiling.

The kitchen has plenty of fitted wall and base cabinets with a coloured décor panel, and a contrasting granite style laminate worktop that incorporates a single drainer sink with a mixer tap. There is an integrated double oven with a grill, a halogen-style hob and concealed cooker hood, plumbing for a dishwasher and washing machine as well as space for an upright fridge/freezer.



Kitchen

Kitchen



There is a rear access door leading into the garden and a wall-mounted boiler alongside the rear window.

Towards the rear of the property is the lounge, which has a brick-built fireplace to the corner of the room with a low-level hearth accommodating an electric fire with coal-effect detailing. There are shelved alcoves to the side wall, a window to the rear with a lovely view onto the adjacent fields and beyond to the distant Duddon Estuary plus a glazed door which takes you into the fully glazed sun room.

The sun room offers a lovely place to relax and enjoy the views of the garden and fields beyond. There is stepped access from here directly into the garden.

The first floor landing provides access to each of the three bedrooms, family bathroom and also to a spacious walk-in linen cupboard.

The family bathroom offers extensive storage with built-in cupboards, one of which houses the hot water cylinder tank.



The room also has a panelled bath with a monobloc-style tap, a pedestal wash hand basin, WC and a double shower enclosure with a dual-head shower fitting within.

The bedroom accommodation includes two double rooms, both of these having fitted wardrobe furniture. The third bedroom is a generous sized single bedroom that overlooks the courtyard to the front.

Externally, there is a fully enclosed garden to the rear with slate flagged walkways, artificial lawn and planted beds plus a low level stone bench. The garden is private and has a lovely view across the adjacent field.

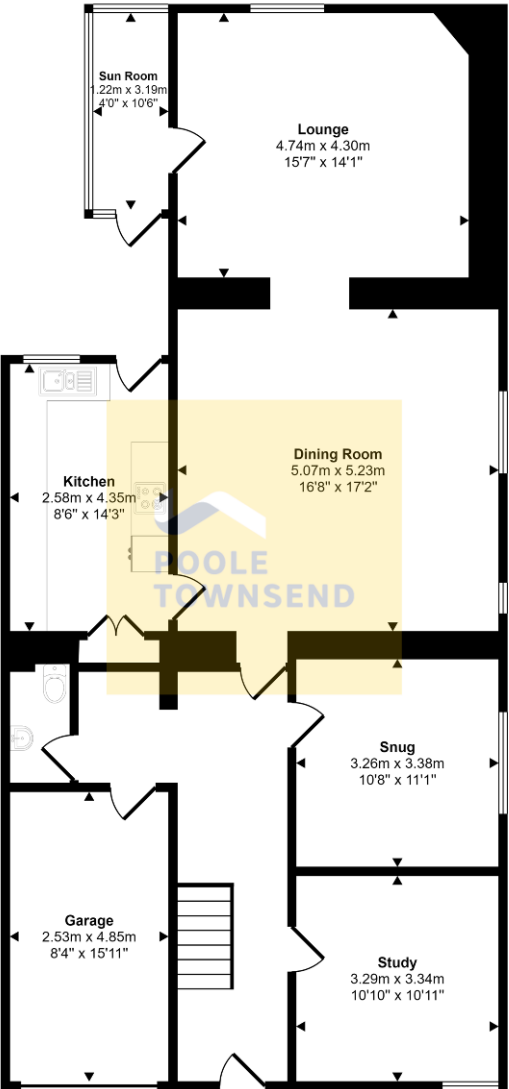


Bedroom Two

Rear Garden

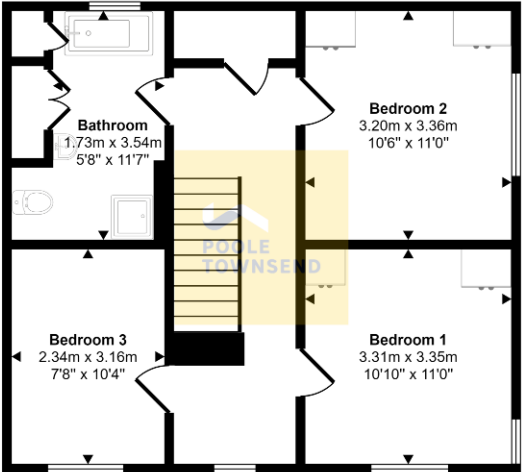


Property layout



Ground Floor
Approx 127 sq m / 1363 sq ft

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First Floor
Approx 54 sq m / 576 sq ft

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Local Authority: South Lakeland District Council
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Tenure: Freehold

EPC Rating = D

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