

Total area: approx. 502.3 sq. metres (5407.0 sq. feet)



EPC To Follow

**Estate Agency Act 1979**  
 These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of JH Homes has the authority to make any representation or warranty in relation to the property. All electrical appliances mentioned, power points or heating systems have not been tested by this office and therefore cannot be guaranteed to be in working order. All measurements are approximate in these details.



JH Homes

£950,000



4



5



4



GARAGE & PARKING

Sunnymead,  
 Stainton With Adgarley, LA13 0NG

For more information call **01229 445004**

2 New Market Street  
 Ulverston  
 Cumbria  
 LA12 7LN

www.jhhomes.net or contact@jhhomes.net



With style and elegance to match the very best, this deceptively spacious property really does have it all. On entering the house from the driveway, it becomes immediately apparent how special this home is. Offering a welcoming reception hall to the ground floor, lounge, dining room, family room, games room, open plan kitchen with central island open to a garden room/dining room are an excellent feature of this home. Additionally there is a gym with annex bedroom/shower room, utility room to the rear of the garage, bathroom and ground floor bedroom. To the first floor is a master suite with walk in wardrobe, bathing room with access to a bathroom, further three bedrooms one with a dressing room and en-suite as well two more bedrooms offering a jack and jill bathroom facility. Completing the property is a easy to maintain sun terrace creating a perfect space for entertaining and relaxing as well as a paddock to the rear. The seller currently operates the property as a successful holiday let but it would also make an exceptional home as well.



#### DIRECTIONS

Leaving Ulverston on the A590 towards Barrow, continue through Swarthmoor and then through Cross-a-Moor, take a left hand turn signposted Great Urswick. Follow this road through Great Urswick and then Little Urswick coming to a T junction. Take a right hand turn, follow the road into Stainton with Adgarley. Pass the Stagger Inn, continue along Long Lane until you reach the crossroads, at this crossroads the property is situated on the right hand side. If you reach Tithe Barn Nurseries you have passed the property. The property can also be found by using the following "What Three Words" <https://what3words.com/swanky.behave.forkful>

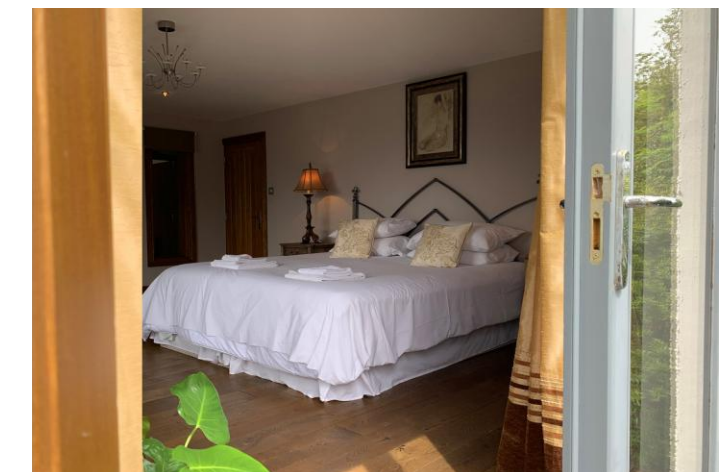
#### GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX BANDING: As the property is currently run as a business there is no tax band. A new owner if the property became a home would need to carry out their own enquiries.

LOCAL AUTHORITY: Barrow Borough Council

SERVICES: Mains services include gas, electric, water and drainage is by way of a septic tank drainage.









ENTRANCE HALL

FORMAL LOUNGE 14' 11" x 17' 11" (4.55m x 5.46m)

GROUND FLOOR BEDROOM 10' 11" x 12' 00" (3.33m x 3.66m)

BATHROOM 8' 9" x 7' 11" (2.67m x 2.41m)

SMALLER INNER HALL Leading to store, utility and garage.

STORE 8' 9" x 3' 10" (2.67m x 1.17m)

UTILITY ROOM 6' 8" x 15' 1" (2.03m x 4.6m)

ATTACHED GARAGE 20' 10" x 15' 1" (6.35m x 4.6m)

FAMILY ROOM 25' 5" x 23' 5" (7.75m x 7.14m)

DINING ROOM 15' 0" x 14' 10" (4.57m x 4.52m)

GAMES ROOM 10' 0" x 18' 6" (3.05m x 5.64m)

INNER HALLWAY Stairs lead to first floor.

OFFICE 12' 5" x 11' 4" (3.78m x 3.45m)

OPEN PLAN KITCHEN 10' 10" x 23' 2" (3.3m x 7.06m)

GARDEN ROOM/DINING ROOM 11' 9" x 27' 2" (3.58m x 8.28m) widest points

GYM 21' 10" x 9' 3" (6.65m x 2.82m)

ANNEX ROOM & SHOWER ROOM

FIRST FLOOR LANDING

MASTER BEDROOM 15' 10" x 20' 3" (4.83m x 6.17m) widest points

WALK IN WARDROBE

ENSUITE 7' 10" x 16' 10" (2.39m x 5.13m)

BEDROOM 28' 7" x 15' 1" (8.71m x 4.6m)

DRESSING ROOM 5' 7" x 7' 10" (1.7m x 2.39m)

ENSUITE 5' 9" x 7' 1" (1.75m x 2.16m)

BEDROOM 17' 10" x 11' 11" (5.44m x 3.63m)

JACK & JILL BATHROOM 12' 2" x 5' 9" (3.71m x 1.75m)

BEDROOM 22' 2" x 17' 11" (6.76m x 5.46m)

WARDROBE/STORE

BATHROOM 8' 6" x 12' 4" (2.59m x 3.76m)

EXTERIOR Accessed through electric gates the exterior gives you an immediate sense of presence. Offering ample parking and ability to access all sides. To the rear is a good sized lawn, patio offering a kitchen area and access to the paddock. There is also an option to purchase four stables, tack room and manège,

LOCATION Dalton-in-Furness lies in a narrow valley on that part of Furness which extends deep into Morecambe Bay. There are many things to do and see in and around Dalton, with Dalton Zoo being a favourite hotspot, along with the renowned Dalton Castle and many delightful walks to explore and enjoy from the very doorstep. Close by, the historic market town of Ulverston is around 10 minutes away and boasts a number of independent local shops, tasty eateries and real ale pubs, as well as a good selection of high street shops and convenience stores. Twice a week there is a market in the centre of the town, where speciality foods and local produce can be found amongst the stalls spread across the cobbles.

This is the most ideal package for those with equestrian interests with lovely walks and rides from the very front door. This property has so much to offer the discerning purchaser and will certainly be as popular with children, with so much to explore with outdoor living.

