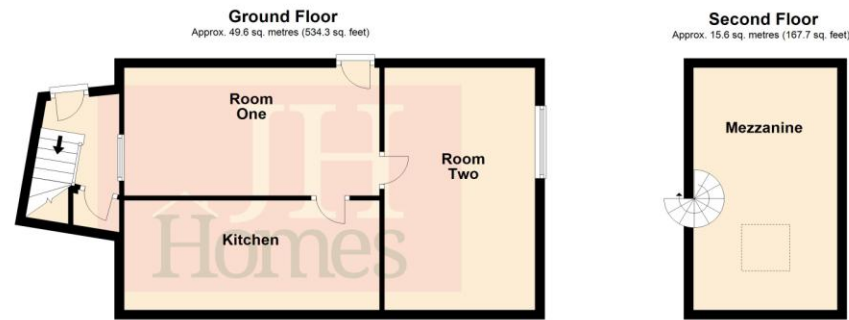
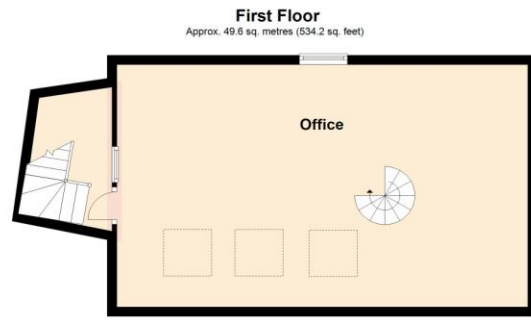
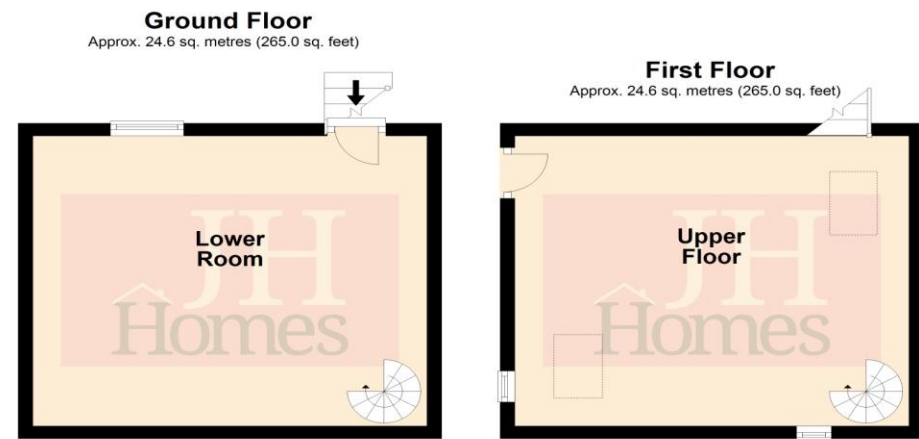


BARN



Total area: approx. 114.8 sq. metres (1236.2 sq. feet)

COTTAGE



Total area: approx. 49.2 sq. metres (530.0 sq. feet)



**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.



# Barn & Cottage, Main Street, Baycliff, Ulverston, LA12 9RN

For more information call **01229 445004**

2 New Market Street

**Ulverston**

**Cumbria**

**LA12 7LN**

[www.jhhomes.net](http://www.jhhomes.net) or [contact@jhhomes.net](mailto:contact@jhhomes.net)



**BARN & OFFICE SUITE**

For many years the space has been utilised as an office both for the current owners and on a letting basis with additional income. Perfect for anyone looking to consolidate the expense of renting or owning additional premises by having a building a short walk from home. It could also offer potential for conversion into annexed accommodation. Side door giving access to ground floor which is divided into two rooms.

**ROOM ONE**

18' 2" x 12' 1" (5.56m x 3.69m)

Windows to front and side, exposed stone walls, traditional beams and timber features.

**ROOM TWO**

17' 7" x 10' 3" (5.36m x 3.12m)

Stone pointed wall, feature timber beams and pillar supports. Electric light, power points and connecting door to store/kitchen.

**KITCHEN & STORE**

17' 5" x 7' 9" (5.31m x 2.36m)

Stainless steel sink unit inset to an area of work surface with storage cupboards under and space for appliances. Electric light, power points and exposed feature beam.

**WC**

Concealed cistern WC and wash hand basin with electric water heater. Radiator.

**FIRST FLOOR LANDING**

Slate-covered steps and gives access to the upper floor with exposed stonework to side and full glass roof creating a visually beautiful area. Crooked timber lintel to door and side window.

**OFFICE**

30' 8" x 17' 2" (9.35m x 5.25m)

Four double glazed roof lights, two windows to gable and further window to side being the original opening door for hosting into the barn. Spiral staircase to mezzanine floor providing additional storage and office space.

**MEZZANINE FLOOR**



**THE COTTAGE**

Accessed from a set of steps to the lower room.

**LOWER ROOM**

17' 8" x 15' 0" (5.38m x 4.57m)

Double glazed window to side with substantial timber lintel, alcove to chimney breast, radiator and to the side of the room is spiral staircase connecting to upper floor. Fitted pine cupboard with shelving housing the electric circuit breaker control point.

**UPPER ROOM**

17' 8" x 15' 0" (5.38m x 4.57m)

Vaulted ceiling feature exposed beams and truss. Windows to front, side and rear as well as Velux skylight. Half glazed door to upper garden. Radiator, electric light and power.

**WORKSHOP**

16' 1" x 13' 3" (4.9m x 4.04m)

Sloping concrete ramp giving access to double doors, window to front, electric light and power. Workbench and storage cupboards.

