



TOTAL FLOOR AREA : 2536 sq. ft. (235.6 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	74 C
39-54	E		
21-38	F		
1-20	G		



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.



£600,000



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GARAGE & PARKING

1 Elliscales Farm, Askam Road,
Dalton-in-Furness, LA15 8JT

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

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Beautiful, detached stone built barn which has been recently converted, restored and modernised to create a contemporary and stylish home. This fabulous property offers spacious, versatile, family sized accommodation in an excellent location to the outskirts of Dalton-in-Furness which is finished to a high standard throughout by the current owner and perfect for a wide range of buyers. Set on a pleasant sunny plot with off road parking, garage, workshop and easy maintained gardens. Comprising of open plan lounge with staircase to galleried landing, magnificent kitchen/diner, five bedrooms, three with ensuite facilities and first floor cinema room to the upper floor. Complete with gas fired under floor heating to ground floor and double glazing.

The location offers convenient access to the A590, leading to both Barrow and Ulverston as well as been to the edge of the popular town of Dalton and its amenities and schooling. In all, a superb opportunity that is highly recommended for viewing.



DIRECTIONS

Following the Dalton in Furness bypass towards Barrow-in-Furness, at the second round about turn left towards Dalton. After a very short distance the entrance to Elliscales Farm is on the Left with our property being immediately on the right.

The property can be found by using the following approximate "What Three Words"
<https://what3words.com/whites.barstool.buck>

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: E

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains Gas, Electric, Water & Drainage are all connected.





Accessed from the rear through a lovely modern grey door with double glazed pane opening into:

LOUNGE

26' 6" x 16' 7" (8.10m x 5.08m)

Superb room of excellent proportions with huge amount of natural daylight from the former barn opening with double glazed bi-folding doors and upper matching windows offering a fabulous aspect to the garden and farmland beyond. Wood grain effect LVT flooring with underfloor heating, grey painted internal doors to two ground floor bedrooms, storage cupboard, double doors to a further cupboard housing the valves and controls for the under floor heating and useful log store space and folding doors to kitchen/diner. Fabulous wood burning stove set to circular glass hearth, inset lights to ceiling, ample power sockets, integrated smoke alarm and stylish black metal staircase with wooden treads leading to the first floor galleried landing area with truss beams.

KITCHEN/DINER

26' 8" x 19' 7" (8.13m x 5.97m) widest points

Numerous inset LED lights to ceiling and integrated smoke alarm, fixed pane, double-glazed full length window which was the previous entry to the original barn overlooking the side parking area and further double glazed windows to front and rear, with the rear offering a super view towards the garden and farmland beyond.

Dining Area

Ample space for a family dining table and door to WC.

Kitchen Area

Fitted with a stylish contemporary design of base, wall and drawer units with white quartz style work surface incorporating inset one and a half bowl sink and drainer with mixer tap positioned by the window looking over the garden. Complete with breakfast area offering a pop-up power bank. Integrated Neff induction hob with Neff cooker hood over, two Neff electric ovens, multifunction microwave/oven, Neff coffee maker, built in dishwasher, larder style fridge, freezer and central wine chiller. Wood grain effect LVT flooring with under floor heating and connecting door to utility room.

WC

Two piece suite comprising of low level, dual flush WC and wash hand basin inset to vanity unit with mixer tap and tiled splashback.

UTILITY ROOM

5' 7" x 10' 4" (1.72m x 3.15m)

Matching base and wall cupboards from the kitchen with work surface over, recess and plumbing for washing machine and space for dryer. Wall cupboard housing the Worcester boiler for the central heating and hot water systems, cupboard housing pressurised insulated hot water storage tank, fitted coat hooks to wall and grey painted wooden door with double glazed pane opening to rear garden.



BEDROOM

13' 9" x 9' 4" (4.20m x 2.87m) plus recess

Double glazed window to rear with tilt and turn opening pane, wood grain effect LVT flooring with underfloor heating and door to en suite.

ENSUITE

6' 11" x 3' 7" (2.12m x 1.10m)

Fitted with a quadrant glazed shower cubicle with thermostatic shower, dual flush, WC and wash hand basin inset to vanity with mixer tap. Fitted mirror to wall, extractor fan and ceiling light point.

BEDROOM

15' 6" x 12' 4" (4.74m x 3.78m)

Double room with double glazed tilt and turn opening window towards the front garden and land beyond. Well equipped home gym, wood grain effect LVT flooring with underfloor heating, electric light and ample power sockets.

FIRST FLOOR LANDING

Feature truss beam, access to all further bedrooms and double glazed roof light.

BEDROOM

20' 0" x 12' 2" (6.11m x 3.72m) widest points

Double room with half vaulted roof, double glazed roof light and two double glazed windows to front and side. TV bracket to the wall, integrated lights to ceiling and radiator.

ENSUITE

Fitted with a glazed quadrant shower cubicle with thermostatic shower, low level, dual flush WC and wash hand basin inset to wood grain effect vanity unit with mixer tap and mirror above. Extractor fan, inset lights to ceiling, tall column style modern grey radiator and fully tiled to walls and floor.

CINEMA ROOM

14' 1" x 15' 7" (4.31m x 4.76m)

Utilised as a home cinema room with projector, shelf, wiring and glass banister rail looking to the dining area below. Double glazed window to side, half vaulted ceiling, partially exposed feature truss beam, ample power sockets, modern grey radiator and hatch to drop down loft ladder.

BATHROOM

12' 8" x 7' 11" (3.87m x 2.42m)

Fitted with a five piece suite in white comprising of WC with concealed cistern and push button flush, stylish bath with central mixer tap, glazed walk in shower cubicle with thermostatic shower, fixed rain head and flexi track spray and wall mounted wash basin on vanity unit with storage draws under and feature mirrored cabinet over. Built in storage cupboard, grey column radiator, exposed feature beam and tiled to walls and floor.

INNER LANDING

Doors connecting to two further bedrooms.

BEDROOM

17' 1" x 8' 0" (5.21m x 2.44m)

Double room situated to the rear of the property with double glazed window, modern grey column radiator, ceiling light point and power sockets.

BEDROOM

13' 10" x 11' 10" (4.22m x 3.61m) widest points

Further double room with Velux roof lights and double glazed window to side offering a pleasant aspect. Feature staircase leading to mezzanine floor, ample power sockets and connecting door to ensuite.

ENSUITE

4' 11" x 5' 8" (1.5m x 1.73m)

Fitted with quadrant shower cubicle with thermostatic shower, WC with push button flush and wash hand basin inset to wood grain effect vanity unit with cupboard under and mixer tap. Ceiling light, extractor fan, tall column grey radiator and fully tiled walls and floor.

MEZZANINE

8' 0" x 8' 6" (2.45m x 2.61m)

Velux double glazed roof light and radiator.

EXTERIOR

To the front and side is a slate shingled parking area. The side area has a gate giving access to the enclosed rear garden and bin storage area. Immediately to the front is access to a detached wooden garage and front door.

To the rear of the property is a pleasant sunny garden area which is well presented with attractive sunny elevations throughout the day and is enclosed with stone walling to the sides and rear. Grey composite decking with fencing to perimeter with access to workshop/garden room.

Beyond the fencing is a level grassed area and gated access to further deck positioned in front of the bi-fold doors opening to the lounge which offers a lovely seating area.

GARAGE

14' 1" x 9' 6" (4.29m x 2.9m)

Double doors with electric light and power.

WORKSHOP/GARDEN ROOM

14' 11" x 7' 6" (4.56m x 2.31m)

Electric light and power, circuit breaker control point, two windows and door.