

JH
Homes

£500,000 OIEO



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GARAGE & PARKING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E		
21-38	F	21 F	
1-20	G		



Estate Agency Act 1979

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JH
Homes

**Beulah House, Kirkby Road,
Askam-in-Furness, LA16 7EY**

For more information call **01229 445004**

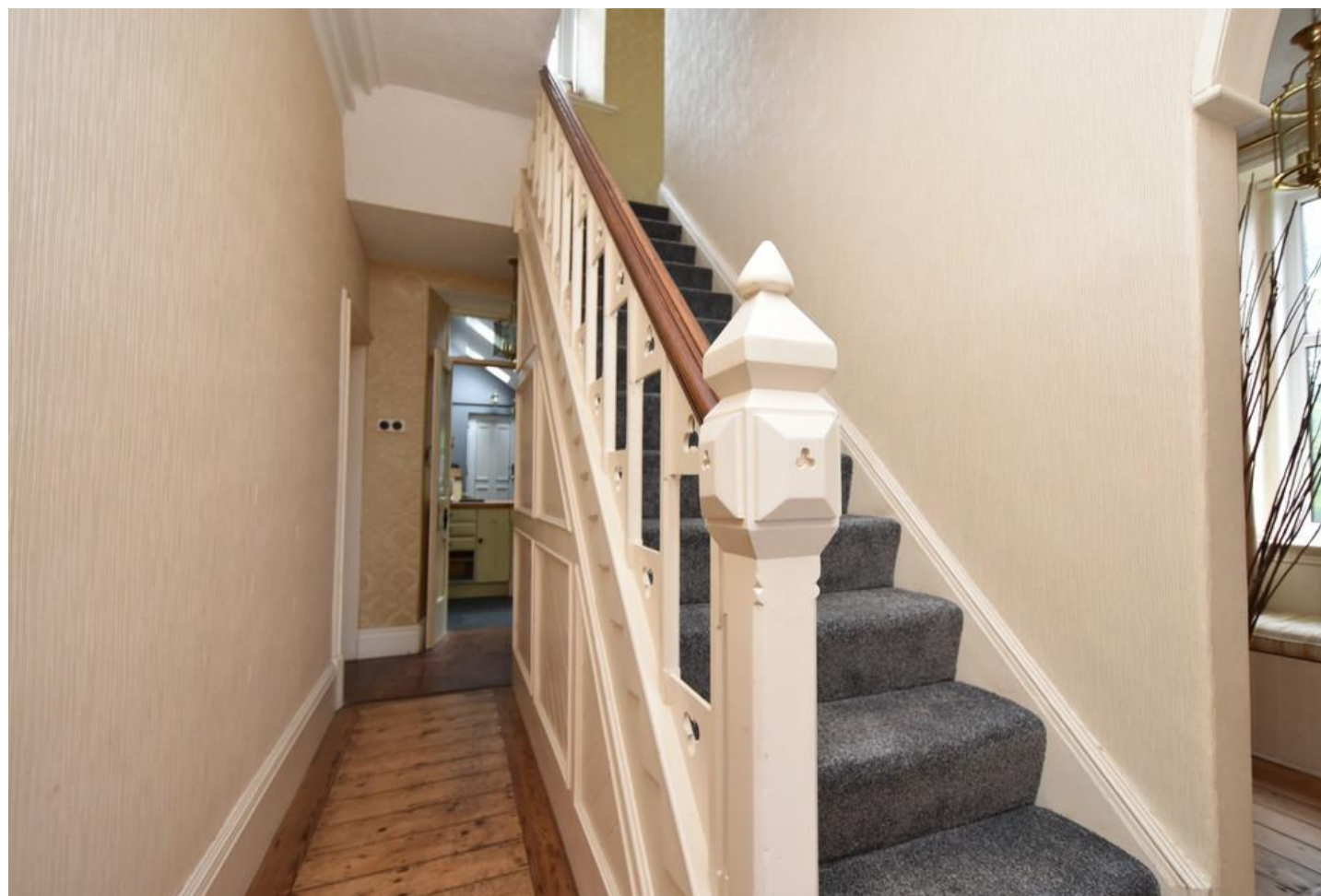
2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Six bedroom detached family property in an elevated position offering stunning views over Askam and the surrounding countryside to the Duddon Estuary and Black Combe in the distance. Beautifully presented accommodation with many original features including beaming to the top floor, cornicing, fireplaces and flooring throughout which would be fully appreciated upon recommended viewing. Situated on an excellent size plot, with ample off road parking, double garage and substantial garden areas including timber decking areas and hot tub.

Comprising of basement with two separate rooms, entrance hallway, lounge, dining room, further reception room, study, extended kitchen/breakfast room and snug to the ground floor. To the first floor are four good sized bedrooms and luxury family, four piece bathroom suite. To the second floor are two further double bedrooms and bathroom. Externally is a sloping driveway leading up to ample off-road parking, detached double garage, coal store and yard. Lawned gardens which extend to the side of the property and further levels, potting shed and pond. Situated in a popular location of Askam in Furness.

The immediate area caters well for family buyers with primary schools, bus services, Co-op, railway station and a small library, newsagents/convenience store and takeaway etc. Within a few minutes drive is the A590 trunk road with access to Dalton in Furness, Barrow in Furness and Ulverston and beyond. The A595 where the property is situated, is the main road to the West Coastal route and Sellafield.



DIRECTIONS

As you approach the centre of Askam from Dalton Road, continue around the right-hand bend by the CJS car sales and continue along Ireleth Road, up the hill and round the left hand bend into Tippins Lane and just as you pass the school on your right hand side the property will be situated on the right.

The property can be found by using the following "What Three Words":

<https://w3w.co/tapes.superbly.whimpered>

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: F

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains water, drainage and electricity. Heating is by way of oil and there is LPG for the range cooker.





Accessed through a PVC door into:

ENTRANCE HALL

Window, radiator, stairs to lower ground floor and stairs to first floor. Door to lounge, dining room, secondary reception room, study and door to kitchen/breakfast room.

LOUNGE

15' 1" x 11' 9" (4.60m x 3.60m) excluding bay
Three windows, gas fire, wooden flooring and radiator.

DINING ROOM

14' 7" x 10' 11" (4.45m x 3.34m)

Four windows, space for dining table, ceiling light point and radiator.

SECOND RECEPTION ROOM

11' 9" x 11' 9" (3.60m x 3.60m)

Window, ceiling light point and ideal as a games room.

STUDY

7' 5" x 6' 0" (2.28m x 1.85m)

Window, ceiling light point and door rear hallway.

KITCHEN/BREAKFAST ROOM

11' 10" x 11' 9" (3.62m x 3.60m)

Fitted with a range of modern shaker style wall, base, wall and drawer units with wooden worktops over incorporating Belfast sink and mixer taps. Space for range cooker, central island with seating area, external door to rear and three ceiling light points. Door to WC and open to:

SNUG

13' 7" x 7' 8" (4.15m x 2.36m)

Windows with views of the driveway, roof window and wood burner.



WC

Window and WC.

FIRST FLOOR LANDING

Window, linen cupboard, ceiling light point and radiator. Door to four bedrooms, bathroom and further door to stairs to second floor.

BEDROOM

15' 2" x 13' 1" (4.64m x 4m)

Window, ceiling light point and radiator.

BEDROOM

13' 10" x 10' 8" (4.22m x 3.27m)

Window, ceiling light and radiator.

BEDROOM

16' 3" x 7' 6" (4.97m x 2.30m)

Two windows, ceiling light point and radiator.

BEDROOM

16' 4" x 6' 11" (5m x 2.13m)

Four windows, ceiling light point and radiator.

BATHROOM

Modern four piece suite comprising of low level, dual flush WC, wash hand basin with mixer tap, shower cubicle and free standing bath with mixer tap and microphone shower attachment. Radiator, ceiling light, heated towel rail and fully tiled.

SECOND FLOOR LANDING

Access to two further bedrooms and bathroom.

BEDROOM

24' 0" x 13' 9" (7.33m x 4.21m)

Feature beaming to ceiling, window, ceiling light point and radiator. Eaves storage.

BEDROOM

12' 7" x 12' 0" (3.86m x 3.66m)

Feature beaming to ceiling, window, ceiling light point and radiator.

BATHROOM

Three piece suite comprising of WC, pedestal wash hand basin and bath. Roof window, ceiling light point, radiator and eaves storage space.

LOWER GROUND FLOOR

BASEMENT ROOM ONE

19' 2" x 11' 5" (5.86m x 3.50m)

Window and door to:

BASEMENT ROOM TWO

13' 4" x 10' 7" (4.07m x 3.23m)

Window, space for chest freezer and floor mounted boiler.

EXTERIOR

Sloping driveway from Tippings Lane extends up to parking area. The outside space offers lawned areas, timber decking area and offering some outstanding views.

COAL SHED

Light.

GARAGE

22' 10" x 16' 3" (6.97m x 4.97m)

Double garage with two up and over doors, three windows, further pedestrian door, light and power.