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GARAGE & PARKING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	53 E	
21-38	F		
1-20	G		



Estate Agency Act 1979

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**3 Stone Close,
Stainton With Adgarley, LA13 0NU**

For more information call 01229 445004

**2 New Market Street
Ulverston
Cumbria
LA12 7LN**

www.jhhomes.net or contact@jhhomes.net

Beautifully presented detached family home situated in the ever-popular Low Furness village of Stainton with Adgarley. Having been improved and modernised by the current owners over recent years, benefitting from a high standard both internal and external presentation, with a beautiful professionally landscaped rear garden that will not disappoint. Offering uPVC double glazing, bulk tank LPG central heating system and accommodation comprising of entrance hall, WC, lounge/diner, conservatory, fitted kitchen, utility and to the first floor four bedrooms including the master bedroom with luxury ensuite and balcony plus family bathroom. Complete with off road parking, integral garage and beautiful gardens which have recently been professional landscaped to the rear further enhance this excellent home. In all a superb opportunity that will not disappoint in a popular and sought after village location that offers convenient access not only to Ulverston but Dalton and Barrow in Furness.

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. Turn Right towards the Stagger Inn and up to Stone Close, turning left where the property can be found towards the top on the right.

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

<https://what3words.com/trickster.flicks.albatross>

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: E

LOCAL AUTHORITY: Westmorland & Furness District Council

SERVICES: Mains drainage, water and electricity are all connected. Gas is by way of LPG bulk tank.

PLEASE NOTE: Full fibre to the premises (FTTP) internet has been installed.





Accessed through a feature PVC door with double glazed, arched leaded feature pane, under a covered canopy opening into:

ENTRANCE HALL

UPVC double glazed window to front with fitted blind offering a fabulous aspect down the front garden and beyond over the village to the farmland and glimpses of Morecambe Bay in the distance. Modern wooden internal doors to lounge, kitchen and WC with matching door to under stairs storage.

WC

Two piece suite comprising of WC and wall hung wash hand basin with tiled splash back. Radiator, extractor fan and tiled floor.

LOUNGE/DINER

21' 6" x 14' 7" (6.56m x 4.45m)

Central, feature fireplace with slate hearth, wooden mantle over and modern log burning stove. UPVC double glazed picture window to front, offering again lovely views over the garden and the rooftops of the village towards open countryside, radiators and ceiling light point. To the rear of the room are a set of PVC double glazed patio doors connect to conservatory and glazed wooden door to kitchen.

CONSERVATORY

10' 11" x 13' 3" (3.33m x 4.04m)

PVC double glazed construction with fully glazed door giving access to the rear garden and glass roof. Kamdean flooring, two wall light points and power sockets.

KITCHEN

15' 4" x 10' 10" (4.69m x 3.31m)

Fitted with an attractive range of base, wall and drawer units with modern metallic bar handle and stylish black granite work surface incorporating one and a half bowl sink and drainer with mixer tap and matching upstand. Integrated appliances include AEG induction hob with matching granite splashback and cooker hood over, integrated Bosch microwave and oven, dishwasher, wine rack and recess for American style fridge freezer. UPVC double glazed window overlooking the rear garden, tile effect laminate style flooring and modern wooden door to utility room and hall.

UTILITY ROOM

6' 9" x 9' 10" (2.06m x 3m)

Fitted with base and wall cupboards with slate effect work surface over incorporating stainless steel sink unit with mixer tap, recess and plumbing for washing machine and ceiling light point. UPVC double glazed window and door and further door to garage.



FIRST FLOOR LANDING

Split at the three quarter landing, to the left is the master bedroom and the right three remaining bedrooms and bathroom.

MASTER BEDROOM

16' 1" x 9' 8" (4.9m x 2.95m)

Impressive double room with PVC double glazed French doors which open onto a small balcony area, giving beautiful views beyond the village, over the surrounding farmland with glimpses of Morecambe Bay in the distance. Kamdean flooring in a grey wood grain finish, inset lights to the ceiling, ceiling light point, door to excellent walk in wardrobe area and further door to en suite shower room.

ENSUITE

9' 2" x 6' 9" (2.81m x 2.07m)

Modern shower room fitted with a Roper Rhodes modern suite comprising of "Crosswater Optix 10" easy clean glass shower cubicle with fixed rain head shower and multipanel panelling to the walls, concealed, dual flush WC and sink unit with mixer tap and mirror above, marble style work surfacing with cupboards and drawers under. Complemented with light marble effect Kamdean flooring, tiling to wall s and Velux double glazed roof light. Matching unit to the far side with some reduced head height, further surfacing storage cupboards and open shelving. Ladder style towel radiator, inset lights to ceiling, extractor fan and electric shaver point.

BEDROOM

10' 5" x 14' 7" (3.18m x 4.44m)

Double room situated to the front of the property and has a large with uPVC double glazed window again offering a beautiful aspect over the village and beyond. Radiator, ceiling light point and power.

BEDROOM

10' 7" x 14' 6" (3.23m x 4.42m)

Further double room situated to the rear with uPVC double glazed window that gives an excellent outlook over the beautifully landscaped rear garden. Radiator, ceiling light point and power.

BEDROOM

7' 6" x 10' 2" (2.31m x 3.12m)

Currently used as a home office with uPVC double glazed window and fitted blind overlooking the lovely rear garden. Laminate floor in a light wood grain finish, ceiling light point and radiator.

BATHROOM

7' 4" x 10' 3" (2.24m x 3.12m)

Fitted with a four piece suite in white comprising of wash hand basin with tiled surround and storage cupboard under with mixer tap, WC with push button flush, paneled bath with mixer tap and shower fitment and glazed shower cubicle with shower and flexi track spray. Light wood grain laminate flooring, tiling to approximately three quarters of the walls plus, uPVC double glazed window with pattern glass pane and blind to front and door to airing cupboard with radiator and shelved storage space.

EXTERIOR

To the front of the property is a tandem driveway leading to the garage and beautifully presented front garden with shaped lawn and mature borders around the perimeter that are well stocked with a variety of trees, shrubs and bushes. The rear of the property offers a beautiful landscaped rear garden which is an absolute show piece and valuable benefit to this beautiful property having recently been professionally landscaped and offers initial terracing with natural stone low walls to the borders which are covered in bark mulch with planting. Slate steps sweep up to an upper ceramic tiled path, beyond which is a shaped lawn with further stone retaining walls and well stocked borders. The path proceeds to a feature circular patio area with slate topped seating wall and flowing beyond to a further patio area. From here there is a feature circular patio with access to a garden room with a further short flight of steps lead to a useful workshop/shed. Both outbuildings have mains electricity installed with an additional independent supply for a full sized hot tub.

GARDEN ROOM

Double doors, electric light and power offering a relaxing seating area.

SHED/WORKSHOP

Double doors, electric light and power.

GARAGE

16' 0" x 10' 0" (4.88m x 3.05m)

Single garage with electrically operated roller door. Light point, power, circuit breaker control point and door to utility room.