



#### Estate Agency Act 1979

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**GARAGE & PARKING**

# 2 Roosecote Farmhouse, Dungeon Lane, Barrow, LA13 0QY

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)



An incredibly rare opportunity to purchase a tastefully modernised unique 17th Century Grade II listed property. Retaining historic features including fireplaces, mullion windows, wood panelling, exposed beams, slate flagged floor and wide period staircase which has been occupied by the same family since 1987. Having the benefit of countryside living with easy access to the Furness coast and the towns of Ulverston and Barrow with its easy transport links. Roose Station being only a few minutes away.

On the ground floor the property offers a spacious slate flagged hall which leads on to a farmhouse kitchen, lounge, office, cloakroom/WC and cellar on a lower ground floor. Two staircases provide access to five bedrooms, family bathroom, separate WC and a further staircase to an upper floor leading to two oak beamed lofts and an attic.

Situated on a country lane close to Rampside Road on the outskirts of Barrow with garage and ample parking. There is an established lawned garden with shrubs and trees to the front and side, a private terraced garden to the rear which includes lawn, outside dining area, fruit trees and vegetable boxes. In the grounds there is also a workshop and woodshed which are both stone built and slate roofed. This family home should definitely not be missed.



DIRECTIONS

Proceed out of Ulverston along the A5087 Coast Road, passing the coastal villages of Bardsea, Baycliff, Aldingham and Newbiggin towards Rampside. Turn right at the roundabout onto Rampside Road and after roughly 1.8 miles turn right into Dungeon Lane where the property can be found on the left hand side.

The property can be found by using the following "What Three Words"  
<https://w3w.co/signal.others.amber>

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: E

LOCAL AUTHORITY: Westmorland and Furness Council

SERVICES: All mains services including gas, electric, water and drainage.









Traditional entrance door leading into:

**DINING HALL**  
17' 8" x 12' 8" (5.40m x 3.87m)  
Window, original fireplace, exposed brick and stone work, slate flooring and radiator. Opening to kitchen, office and cloaks/WC with stairs to first floor plus access to an inner hall with main staircase to first floor.

**OFFICE**  
12' 5" x 7' 10" (3.79m x 2.41m)  
Bespoke fitted desk and bookcase, two windows, cloakroom and radiator.

**CLOAKROOM/WC**  
Two-piece suite comprising of WC and wash hand basin.

**FARMHOUSE KITCHEN**  
17' 11" x 13' 10" (5.47m x 4.23m)  
Fitted with a range of base, wall and drawer units with worktop over incorporating stainless steel sink and drainer with mixer tap and splash back tiling. Integrated electric double oven, electric hob, spaces for tall fridge & freezer units and pitch pine cupboard. Further storage cupboard houses the boiler and hot water tank for the heating and hot water system. External door to side and two windows.

**INNER HALL**  
Slate flagged floor, bespoke pine shelving and cloakroom, window, radiator, doors to lounge and cellar and stairs to first floor. Access to:

**LOUNGE**  
21' 3" x 17' 0" (6.49m x 5.19m) widest points  
Two mullion windows, oak panelling, wood burner set in original fireplace with stone surround, bread oven and slate hearth, corner wall cupboard and radiator.



**CELLAR**  
16' 9" x 6' 5" (5.11m x 1.97m)  
Slate bench, stone stairway window and light.

**FIRST FLOOR LANDING**  
Doors to all upper rooms, storage cupboard and staircase to second floor.

**BEDROOM**  
17' 4" x 10' 6" (5.30m x 3.21m)  
Double room with window to front, period fireplace and radiator.

**BEDROOM**  
13' 2" x 10' 7" (4.02m x 3.23m)  
Double room with window to side, period fireplace and radiator.

**BEDROOM**  
12' 2" x 8' 9" (3.71m x 2.68m)  
Window to front, built in wardrobe and radiator.

**BEDROOM**  
14' 6" x 8' 5" (4.42m x 2.58m)  
Window to front, wooden floor and radiator.

**BEDROOM**  
18' 6" x 13' 11" (5.64m x 4.25m)  
Versatile room with two windows to front and side and radiator.

**BATHROOM**  
9' 10" x 7' 11" (3m x 2.41m)  
Three piece suite comprising wash hand basin, shower cubicle and bath. Half panelling to two walls, wooden flooring and window to front.

**SECOND FLOOR**

**LOFT ROOM**  
27' 11" x 15' 8" (8.51m x 4.80m)  
Versatile space with window to side, exposed oak beams, light and power. Door to:

**LOFT ROOM TWO**  
21' 6" x 17' 9" (6.56m x 5.42m)  
Versatile space with dual aspect stone mullion windows to front and rear, exposed oak beams, light and power.

**EXTERIOR**  
Extensive driveway to side. Mature lawned garden to front and side, terraced garden with slate paved seating area to rear.

**GARAGE**  
15' 3" x 7' 6" (4.66m x 2.29m)  
Up and over door with light and power.

**WORKSHOP**  
10' 8" x 8' 10" (3.26m x 2.71m)  
Built in bench, light and power.

**WOOD SHED**  
8' 10" x 8' 6" (2.70m x 2.61m)  
Light.