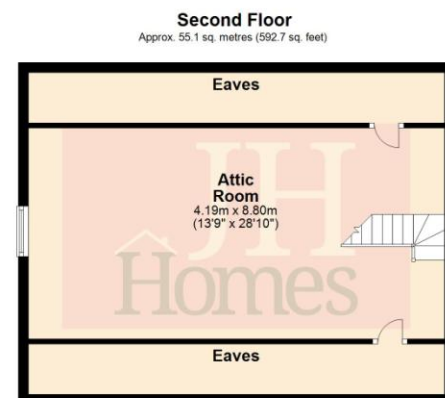
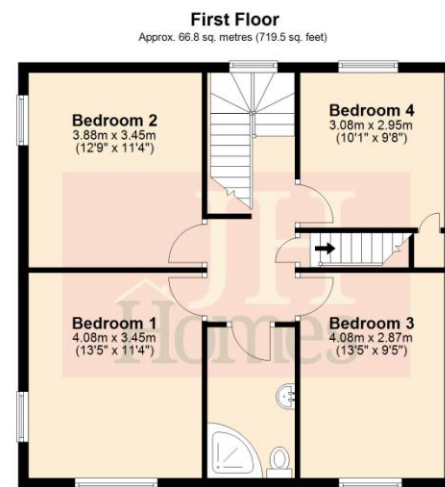
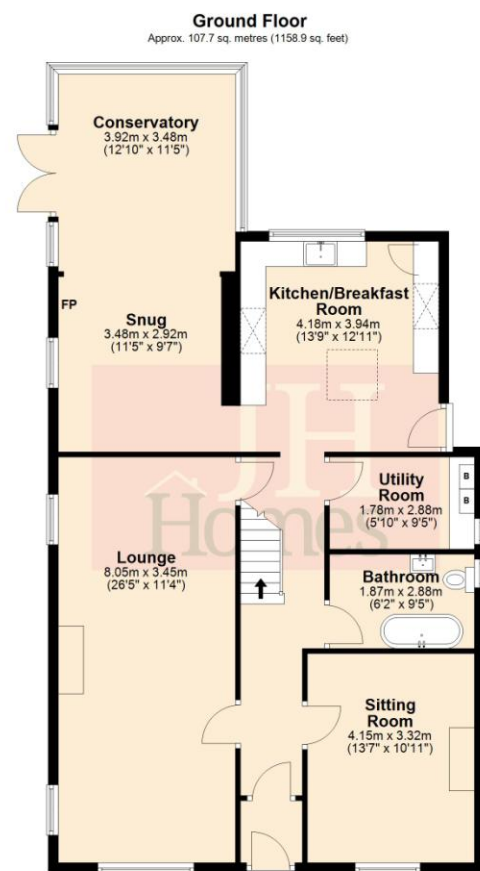
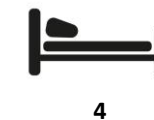
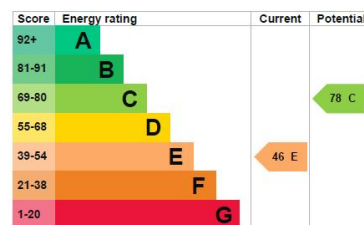


JH
Homes

£595,000



Total area: approx. 229.6 sq. metres (2471.1 sq. feet)



Eastwood House, Rampside Road,
Barrow-in-Furness, Cumbria, LA13 0PT

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

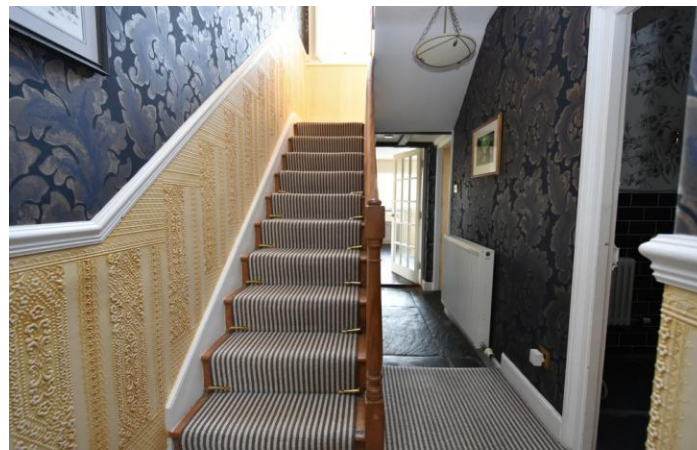
www.jhhomes.net or contact@jhhomes.net

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.

JH
Homes

Incredibly rare opportunity to purchase a tastefully modernised Grade II listed family home, retaining classic features infused with contemporary design. Nestled in the countryside with all the benefits of being rural and yet close to a Tesco Metro, Roose Train Station, Clarkes Hotel and Restaurant at Rampside as well as many walks and wildlife, with field side views and fresh countryside air. Set back away from the main road this detached home offers a long driveway leading to a turning point at the rear, detached double garage, converted air raid shelter which is now a kennels featuring a secure dog run, wrap around lawns which allow for many different areas to appreciate the views. The property itself comprises of the the first floor a main family lounge/reception with multi aspect windows and central fireplace, secondary reception room to the front, luxury bathroom, utility room with two combi boilers for the hot water and heating system, stunning kitchen, dining area, with log burner and countryside views opening to the conservatory. The first floor has four double bedrooms, shower room and an additional attic room to the second floor. Complementing this excellent property is a gas central heating system and double glazing.



DIRECTIONS

Proceeding out of Ulverston along the Coast Road, continue past Bardsea, Baycliff and then Aldingham heading passed Newbiggin towards Rampside. Turn right at the roundabout onto Rampside Road and the property can be found on your left hand side.

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

<https://w3w.co/bedspread.landings.swanky>

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: F

LOCAL AUTHORITY: Westmorland & Furness Council

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





Accessed through a door into:

ENTRANCE PORCH

Door to:

HALLWAY

Doors to lounge, secondary reception room, Kitchen, utility room and bathroom. Stairs to first floor.

LOUNGE

26' 4" x 11' 3" (8.05m x 3.45m)

Three double glazed windows, original style cast fireplace, coving to ceiling and wooden floor.

Radiator and further door to hallway.

SECONDARY RECEPTION ROOM

13' 7" x 10' 11" (4.14m x 3.33m)

Double glazed window to front, coal effect living flame gas fire set to original style surround, coving to ceiling and radiator.

KITCHEN

13' 9" x 12' 11" (4.19m x 3.94m)

Fitted with a range of base, wall and drawer units with granite effect worktop over incorporating Belfast sink, chrome handles and brick set splash back tiling. Integrated dishwasher, space for Range style cooker and space for American style fridge/freezer. Double glazed window to rear and skylight window. Slate flooring, radiator and open doorway to:

DINING AREA

11' 5" x 9' 7" (3.48m x 2.92m)

Double glazed window to three sides with views over the open garden and fields, slate flooring, multifuel burner and feature beams to ceiling. Open to:

CONSERVATORY

12' 10" x 11' 5" (3.91m x 3.48m)

Double glazed window to three sides with views over the open garden and fields, slate floor and external doors.

UTILITY ROOM

5' 10" x 9' 5" (1.78m x 2.87m)

Double base unit with worktop over offering space and plumbing for washing machine. Two wall mounted combination boilers for the hot water and heating system, radiator and double glazed window to side.

BATHROOM

Fitted with a Victorian style suite comprising of WC, wash hand basin and bath with mixer tap and shower over. Half tiling to walls, slate flooring, radiator and double glazed window to side.

FIRST FLOOR LANDING

Double window to front and side, radiator and doors to all bedrooms and shower room.

BEDROOM

13' 5" x 11' 4" (4.09m x 3.45m)

Double room with double glazed window to front and side and radiator.

BEDROOM

12' 9" x 11' 4" (3.89m x 3.45m)

Double glazed window to side and radiator.

BEDROOM

13' 5" x 9' 5" (4.09m x 2.87m)

Further double room with double glazed window to side and radiator.

BEDROOM

10' 1" x 9' 8" (3.07m x 2.95m)

Double glazed window to rear and radiator.

SHOWER ROOM

Comprising of three piece Victoria style suite comprising of WC, wash hand basin and shower cubicle. Full tiling and radiator.

SECOND FLOOR

ATTIC ROOM

13' 9" x 28' 10" (4.19m x 8.79m)

Window to side, beams, eaves storage, light and power.

EXTERIOR

Driveway offering ample parking, garage, front, walled lawned garden giving access to the front entrance door and rear garden. The rear lawned garden offers a dog pen and outstanding views.

GARAGE

Up and over door, light and power.

