

Total area: approx. 161.1 sq. metres (1734.4 sq. feet)



**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

JH  
Homes

£445,000



3



4



2



GARAGE &  
PARKING

Innismore House, Long Lane, Stainton With  
Adgarley, Barrow-in-Furness, LA13 0NH

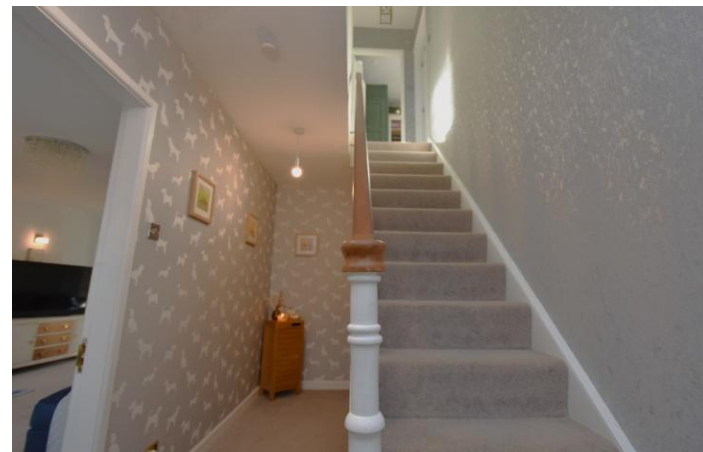
For more information call **01229 445004**

2 New Market Street  
Ulverston  
Cumbria  
LA12 7LN

[www.jhhomes.net](http://www.jhhomes.net) or [contact@jhhomes.net](mailto:contact@jhhomes.net)



Exciting opportunity to acquire a beautifully modernised detached family which has been extended by the current vendor and boasts lovely views. Situated in the popular village of Stainton which is conveniently positioned for commuting to Barrow and Ulverston this lovely home offers good sized accommodation comprising of entrance hallway, lounge with multi fuel stove, superb country style kitchen with integral appliances, secondary reception room with French doors to the rear garden, dining room, WC, utility and four double bedrooms and luxury bathroom. Completing this family home are excellent gardens to the front and rear with patio, outbuildings, attached garage, driveway, uPVC double glazing and oil-fired central heating system. If you are looking for more space internally and externally in a country setting this property needs to be viewed to be fully appreciated.



DIRECTIONS

On entering Stainton from the Urswick direction, continue through the village via Long Lane and after the green on your left-hand side turn left into a private road where the property can be found on the right hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/conductor.brings.podcast>

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.









Accessed through a PVC door into:

### HALL

Door to lounge, kitchen, bedroom and stairs to first floor.

### LOUNGE

20' 4" x 11' 11" (6.21m x 3.65m)

Multi fuel stove set to hearth with wooden mantle over, radiator, two wall lights and central ceiling light. UPVC double glazed window to front and double door to:

### SECONDARY RECEPTION ROOM

12' 4" x 11' 10" (3.77m x 3.62m)

PVC French style double glazed double doors to rear garden, uPVC double glazed window to side, feature electric fire and wood laminate floor. Open to:

### DINING AREA

9' 10" x 9' 10" (3.01m x 3.01m)

UPVC double glazed window to rear, two roof windows, wood laminate flooring and door to WC. Open to:

### KITCHEN

12' 3" x 15' 3" (3.73m x 4.65m) widest points

Fitted with a good range of base, wall and drawer units with wooden worktop over incorporating stainless steel sink and drainer with splash back tiling. Integrated electric double oven, dishwasher and fridge/freezer. Door to hallway and uPVC double glazed window to front. Door to:

### UTILITY ROOM

17' 3" x 5' 9" (5.26m x 1.76m)

Area of workspace incorporating stainless steel sink and drainer and space and plumbing for washing machine under. Roof window and external door.

### WC

Two piece suite comprising of WC and wash hand basin.

### BEDROOM

12' 0" x 8' 3" (3.67m x 2.54m)

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

### FIRST FLOOR LANDING

Door to all upper rooms.

### BEDROOM

15' 8" x 11' 0" (4.80m x 3.36m)

Double room with radiator and uPVC double glazed window to front with views.

### BEDROOM

15' 5" x 8' 5" (4.70m x 2.59m)

Further double room uPVC double glazed window to rear and radiator.

### BEDROOM

13' 1" x 8' 9" (4.01m x 2.67m)

UPVC double glazed window to front and radiator.

### BATHROOM

12' 4" x 6' 5" (3.76m x 1.97m)

Modern three piece suite comprising WC, wash hand basin and bath with shower above. UPVC double glazed window to rear.

### GARAGE

21' 9" x 9' 5" (6.65m x 2.88m)

Up and over door and pedestrian door to rear garden.

### EXTERIOR

Externally there is gated access onto a private drive, pedestrian style door to rear of the garage that leads you into the garden where there is a log store just on your left before you arrive at the lawn with mature trees and colourful shaped borders.

