





Realistically priced Grade II Listed farmhouse located within the historic Newbarns Village. Situated within walking distance of a local Co-op shop, Schools, Barrow Sixth Form Collage and easy reach of Furness General Hospital and the beautiful Abbey Valley Walk. Benefitting from off road parking, ample gardens, garage access via Hector Street and quirky, yet spacious layout which is rich in original character and features including beams to the ceilings and plate racks. Having been well maintained by the current owner and includes gas central heating system, double glazing and comfortable living accommodation comprising of lounge, secondary reception room. rear porch and kitchen/diner, pantry to the ground floor and first floor with split level landing offering access to three double bedrooms, drying room and bathroom. Externally is a gated forecourt to the front with access to the entrance door, with date stone above, gated access driveway to side, outbuilding, lawned area and gate to further off-road parking and garage accessed via Hector Street. Early/vacant possession is available with no chain delay and viewings strictly by appointment. This is a fantastic and extremely rare purchase opportunity, particularly for the family home buyer, with early inspection strongly advised.



Accessed through a wooden door into:

**LOUNGE**

21' 7" x 11' 7" (6.58m x 3.53m)  
Double glazed window to front, gas fire and surround, two radiators and open doorway to rear porch. Open door way leading to stairs to first floor and door to:

**REAR PORCH**

External door and further door to:

**KITCHEN/DINER**

15' 10" x 12' 8" (4.84m x 3.86m)  
Kitchen Area  
Fitted with a range of base, wall and drawer units with marble effect worktop over incorporating one and a half bowl sink and drainer, brass handles and splashback tiling. Space and point for gas cooker, space and plumbing for dishwasher and space and plumbing for washing machine. Double glazed window to side.  
Dining Area  
Gas fire with traditional style surround, double glazed window to rear and door to:

**PANTRY**

10' 0" x 6' 10" (3.05m x 2.08m)  
Slate floor and counter, cupboard and wall cupboards.

**SECONDARY RECEPTION ROOM**

9' 6" x 10' 7" (2.92m x 3.25m)  
Double glazed window to front, electric fire with feature surround, borrowed light window to lounge and radiator.

**FIRST FLOOR LANDING**

Split level landing with doors to all upper rooms.

**BEDROOM**

11' 9" x 11' 5" (3.58m x 3.48m)  
Double room with double glazed window to front, traditional style, feature fireplace and radiator.

**BEDROOM**

9' 00" x 9' 8" (2.74m x 2.95m)  
Double glazed window to front and radiator.



**BEDROOM**

14' 3" x 11' 8" (4.34m x 3.56m)  
Further double room with double glazed window to rear, roof window, radiator and eaves storage.

**DRYING ROOM**

12' 6" x 4' 6" (3.81m x 1.37m)  
Wall mounted boiler for the hot water and heating system.

**BATHROOM**

9' 3" x 11' 6" (2.82m x 3.51m)  
Four piece suite comprising of WC, wash hand vanity basin, corner bath and shower cubicle. Radiator, airing cupboard housing the hot water tank and double glazed window to rear.

**EXTERIOR**

Externally there is a driveway, gardens which are of a good size and laid mostly to lawn with raised flower beds, outbuilding and detached garage.

**GARAGE**

Up and over door, side door and window with secondary driveway accessed from Hector Street.

