



### DIRECTIONS

From Abbey Road in direction heading into town, at the traffic lights located next to the Shell petrol station, corner of Hawcoat Lane turn right into a Hawcoat Lane and continue along to the crossroads with Dalton Lane. Take a left hand turning into Dalton Lane and the property can be found on the right hand side.

The property can be found by using the following "What Three Words" [https://what3 words /dove.unions.salon](https://what3words.com/drove.unions.salon)

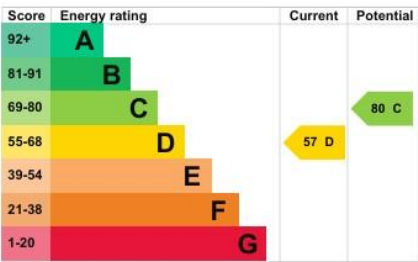
### GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: C

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: All mains services including, gas, electric, water and drainage are all connected to the house, not the barn.



**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.



£300,000



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PARKING

Sandstone Cottage, 15 Dalton Lane,  
Barrow-in-Furness, LA14 4HT

For more information call **01229 445004**

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Unique, double fronted sandstone home which is full of charm and character from the moment you step inside. Set in a sought-after residential area, the property is arranged over two floors and showcases a blend of tones and colors throughout the interior whilst offering character features and comfortable living. Downstairs boasts a welcoming through kitchen/diner and spacious rear lounge complete with wood burning stove. Upstairs, you'll find three bedrooms and a stylish bathroom featuring freestanding bath. Externally, the home benefits from a courtyard garden, side driveway and the added bonus of a barn to the rear, offering exciting potential for development (subject to planning permission). With so much to offer, this is a property that truly must be viewed to be appreciated.



Accessed via the forecourt frontage with paving leading to the PVC stable door which opens directly into:

**KITCHEN/DINER**

11' 9" x 16' 0" (3.58m x 4.88m)  
Dual uPVC double glazed windows with fitted blinds to the front elevation. Centering around a recessed, living flame gas stove with exposed cobbled feature behind, feature beams to ceiling, flagged floor, two overhead lights and power points.  
Kitchen Area  
Fitted with a range of base, wall and drawer units with worktop over incorporating a Belfast sink with mixer tap. Space and point for range style cooker, integrated fridge/freezer and space and plumbing for the washing machine.

**LOUNGE**

13' 6" x 16' 2" (4.11m x 4.93m)  
Charming exposed ceiling beams and flooring and multi-fuel stove. UPVC double glazed windows and French doors that open out to the rear, two overhead lights, TV aerial point, power points and telephone point. Wooden latch door to built-in storage cupboard.

**FIRST FLOOR LANDING**

Access to bathroom and three bedrooms.

**BEDROOM**

14' 0" x 10' 1" (4.27m x 3.07m)  
Double room positioned to the rear of the property with exposed beams, high level storage and two double glazed windows. Radiator, tv aerial point, power points and telephone point.

**BEDROOM**

12' 8" x 9' 1" (3.86m x 2.77m)  
Further double room with exposed flooring, feature fireplace, radiator and power points. Double glazed window to front.



**BEDROOM**

14' 1" x 5' 8" (4.29m x 1.73m)  
Good size single room with two double glazed windows, exposed floorboards, radiator, exposed beam with three spot lights and power points.

**BATHROOM**

Comprising of three piece suite, including a free standing clawfoot bath with fixed shower overhead, wash hand basin set to vanity unit with taps over and high level old fashioned style WC cistern. Exposed stonework.

**EXTERIOR**

To the front of the property is a sandstone boundary wall, flagged patio area leading to the front door, driveway to side providing off road parking and water tap. To the rear is a courtyard with seating area and artificial grass. Two steps lead up to the barn.

**BARN**

12' 11" x 12' 3" (3.94m x 3.73m)  
Stable door allowing access. Partly converted to the upper level, two Velux roof windows, multi-paned window to the front aspect and external light.

