

## DIRECTIONS

Leaving Ulverston heading towards Barrow-in-Furness and into Swarthmoor, at the new roundabout continue straight on towards Lindal-in-Furness. As you enter the village passing Pennington Lane on the right and just after the crossing take the next right onto The Green where the Queensberry Court properties can be found on your right hand side. The property can be found by driving into the development through the archway and is situated in the corner.

The property can be found by using the following "What Three Words" <https://w3w.co/giants.crusaders.rent>

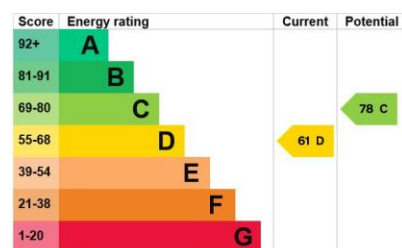
## GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: D

LOCAL AUTHORITY: Westmorland & Furness Council

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



## 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.

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GARAGE &  
PARKING

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Lovely corner barn conversion over three floors situated in this picture courtyard setting located just off the village green in the popular village of Lindal-in-Furness. Having been occupied by the owners for several years and presented to an excellent standard with accommodation comprising of entrance hall, utility/WC, ground floor study/workroom/bedroom, upper ground floor kitchen, lounge/dining room, and TV room/snug, staircase to top floor with three further double bedrooms and a spacious four piece bathroom suite. Covered parking for a smaller vehicle immediately to the front, integral single garage and most attractive cottage style garden to the rear that is well presented and stocked. Offering versatile accommodation suited to a range of buyers including the family purchaser with the village having a primary school and direct access to the A590 for travel to both Ulverston and Barrow-in-Furness along with bus stops in either direction.



Accessed by way of a covered carport area leading to a garage and sheltering to the tiled threshold with PVC oak effect door with double glazed inserts opening into the entrance hallway.

**ENTRANCE HALL**

Radiator, wood grain flooring, two wall light points and open under stairs storage area. Doors to ground floor WC/utility and further door to ground floor study/bedroom.

**STUDY/BEDROOM**

10' 11" x 9' 5" (3.33m x 2.87m)  
UPVC double glazed pattern glass window, radiator, wood grain laminate flooring and door to garage.

**UTILITY ROOM/WC**

6' 2" x 8' 10" (1.88m x 2.69m)  
UPVC double glazed window with pattern glass pane, wash hand basin inset to vanity unit with storage cupboard under, WC, an area of work surfacing and wall cupboard above with recess and plumbing for washing machine. Radiator, inset lights to ceiling and tile effect floor.

**FIRST FLOOR LANDING**

Half landing with wood grain flooring and uPVC double glazed window. The main landing has a radiator and woodgrain flooring.

**LOUNGE/DINING ROOM**

8' 5" x 25' 2" (2.57m x 7.67m)  
PVC door with double glazed inserts opening to the front with a small balcony area overlooking the courtyard whilst to the rear is an oak effect PVC double glazed window overlooking the lovely rear garden and farmland beyond.

Central feature, gas fireplace with substantial wooden fire surround, cast iron style inset and polished granite style hearth, coving to ceiling, four wall light points and two radiators.

**TV ROOM/SNUG**

10' 11" x 8' 10" (3.33m x 2.69m)  
High level uPVC double glazed windows to side, coving to ceiling, radiator and woodgrain flooring.

**KITCHEN**

10' 11" x 9' 5" (3.33m x 2.87m)  
Fitted with a range of base, wall and drawer units with polished granite worksurface over incorporating Belfast sink and grooved drainer with traditional style mixer tap. Integrated range cooker with twin ovens and eight burner hob with cooker hood over, fridge and dishwasher. UPVC double glazed oak effect window offering a lovely outlook onto the rear garden, tile effect flooring, radiator and inset lights to ceiling.

**SECOND FLOOR LANDING**

Wood grain flooring, double doors to storage cupboard with shelving and access to loft.

**BEDROOM**

8' 5" x 12' 10" (2.57m x 3.91m)  
Double room situated to the upper floor with uPVC oak effect double glazed window to rear offering a lovely aspect down to the rear garden and surrounding farmland. Fitted with a range of built-in bedroom furniture comprising wardrobes, drawers and storage cupboards, radiator, electric light and power.



**BEDROOM**

10' 11" x 9' 5" (3.33m x 2.87m)  
Double room with uPVC double glazed oak effect window offering an aspect to the garden and the farmland beyond. Radiator, power and light.

**BEDROOM**

8' 5" x 12' 1" (2.57m x 3.68m)  
Further double room with uPVC double glazed window to front offering a lovely aspect down into the courtyard, radiator, power and light.

**BATHROOM**

10' 11" x 8' 10" (3.33m x 2.69m)  
Fitted with a modern four piece suite in white comprising of corner style bath with mixer tap, glazed screen to wet room style shower with thermostatic overhead shower with fixed rain head and floor drain and vanity unit offering cupboards and housing wash hand basin and concealed cistern WC. Tiling to two walls, high-level uPVC window, tiled flooring with underfloor heating and door to boiler cupboard housing the Ideal Logic gas boiler for the central heating and hot water systems.

**EXTERNALY**

Approached through a charming communal courtyard with communal storeroom enjoyed by neighbouring properties. To the rear is a beautifully established cottage garden that is well presented with patio, mature borders housing a variety of shrubs and bushes. Outside power point and water tap. The rear garden is boarded by farmland and offers a lovely area of outside space perfect for entertaining and relaxation connecting to the kitchen. Gated access to the far end leading round to the side access lane.

**GARAGE**

8' 5" x 15' 6" (2.57m x 4.72m)  
Access by way of an up and over door. There is an area of worksurface and former kitchen units to the far wall for storage with space for a freezer. Electric light and power, circuit breaker control point and water tap.

