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JH Homes

£480,000



- 4
- 5
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- GARAGE & PARKING

5 Belsfield, Off South Row,  
Barrow-in-Furness, LA13 0HJ

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Incredibly rare opportunity to purchase an architect designed family home at the end of a shared lane which offers superior modern living with ample parking, detached double garage and gardens. This impressive home offers extended accommodation that creates extra versatility with a separate entrance door offering access to an annex enabling the ability to house an elderly relative. The property comprises of hallway, lounge, dining room, conservatory, modern kitchen, cloaks/WC and study to the ground floor. To the first floor are four double bedrooms, one with an ensuite and family bathroom. The annex offers its own hallway, bathroom, bedroom/lounge with drop down ladder to a loft room, access to study as well as from within the main house. Complete with extensive parking, walled private driveway leading to a double garage and garden offering a great space to relax and socialise with ample space both sides of the property with external power supply. Nestled towards the edge of the countryside with all the benefits of being rural and yet only minutes away from a Tesco Metro, Roose Train Station, public houses including The Ship, Crofters and Roose Cons Club, and for the family home purchaser in the catchment area of the highly regarded Roose Primary School and Yarlside Academy.



#### DIRECTIONS

On entering Barrow via Abbey Road from Mill Brow roundabout, take your second left into Rating Lane and at the following roundabout turn left into Flass Lane. Continue left into Flass Lane, passed Tesco Metro and Roose Station. At the junction turn left onto Roose Road and at the roundabout turn right into Rampside Road. Take your second left into South Row and first right into Belsfield. Follow the road round and the property is on your left hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/owner.foam.spots>

#### GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: E

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains Gas, Electric, Water & Drainage are all connected.









Accessed through a PVC door with glazed inserts and side panel to:

**PORCH**

Glass panelled door to:

**HALLWAY**

Stairs to first floor with understairs cupboard, radiator and doors to lounge, dining room and kitchen. Door to:

**CLOAKS/WC**

Two piece suite comprising of WC and wash hand basin. Radiator and uPVC double glazed window to front.

**LOUNGE**

22' 8" x 12' 11" (6.91m x 3.94m)  
Two uPVC double glazed window to front and side, coal effect living flame gas fire with brass trim, marble effect back and plinth and Adams style fire surround. Wooden style flooring, two radiators and sliding patio doors to:

**CONSERVATORY**

12' 1" x 17' 7" (3.68m x 5.36m)  
Two radiators, external double doors to rear patio and double glazed windows with views over the rear garden. Sliding patio doors to:

**DINING ROOM**

9' 10" x 10' 2" (3m x 3.1m)  
Radiator and door to hallway.

**KITCHEN**

14' 10" x 10' 11" (4.52m x 3.33m)  
Fitted with a good range of base, wall and drawer units with wood grain effect worktop over incorporating one and a half bowl sink and drainer with mixer tap and recess tiling. Integrated electric double oven and electric hob with cooker hood over. Further integrated appliances include dishwasher and fridge. Radiator, uPVC double glazed window to rear and door to:

**STUDY**

10' 7" x 9' 6" (3.23m x 2.9m)  
UPVC double glazed window to front, radiator and door to hallway for the annex.



**FIRST FLOOR LANDING**

Doors to all upper rooms and radiator.

**MASTER BEDROOM**

13' 1" x 12' 11" (3.99m x 3.94m)  
Double room with fitted furniture to include ample wardrobes, cupboards and chest of drawers, uPVC double glazed window to front and radiator. Door to:

**EN-SUITE**

Three piece suite comprising of WC, wash hand basin and walk-in shower. Tiling to walls, heated towel rail and uPVC double glazed window to front.

**BEDROOM**

12' 9" x 9' 8" (3.89m x 2.95m)  
Double room with uPVC double glazed window to rear, radiator and double cupboard offering hanging space with a further radiator.

**BEDROOM**

9' 2" x 12' 10" (2.79m x 3.91m)  
UPVC double glazed window to front and radiator.

**BEDROOM**

12' 8" x 9' 8" (3.86m x 2.95m)  
Further double room with fitted furniture to include ample wardrobes, high level cupboards, dresser and bedside cabinets. UPVC double glazed window to rear and radiator.

**BATHROOM**

Modern three piece suite comprising of WC, wash hand basin and bath with rain shower over. Full tiling, heated towel rail, underfloor heating and uPVC double glazed window to rear.

**ANNEX**

**HALLWAY**

Wood style laminate flooring, radiator and doors to study, bathroom and bedroom/lounge.

**BEDROOM/LOUNGE**

14' 5" x 16' 6" (4.39m x 5.03m)  
Free standing multifuel stove, wood style laminate flooring and radiator. Double glazed sliding bi-fold doors to rear garden and uPVC double glazed window to side. Loft room access by way of a pull down ladder.

**LOFT ROOM**

11' 1" x 16' 6" (3.38m x 5.03m)  
Roof window, light, power and wall mounted combination boiler for the hot water and heating system.

**BATHROOM**

Four piece suite comprising of bath, concealed, dual flus WC, wash hand bowl set in indented wooden mantle and walk-in shower with screen and draining floor. Full tiling, heated towel rail and uPVC double glazed window to front.

**EXTERIOR**

Pillared access from a private road to the ample block paved driveway. Access to the main house, door to annex entrance and garage. Side access leading to rear. The rear offers a well established garden which is laid mostly to lawn with a full purpose pond, side gardens and external power supply.

**GARAGE**

15' 4" x 15' 0" (4.68m x 4.57m)  
Up and over door, light and power.