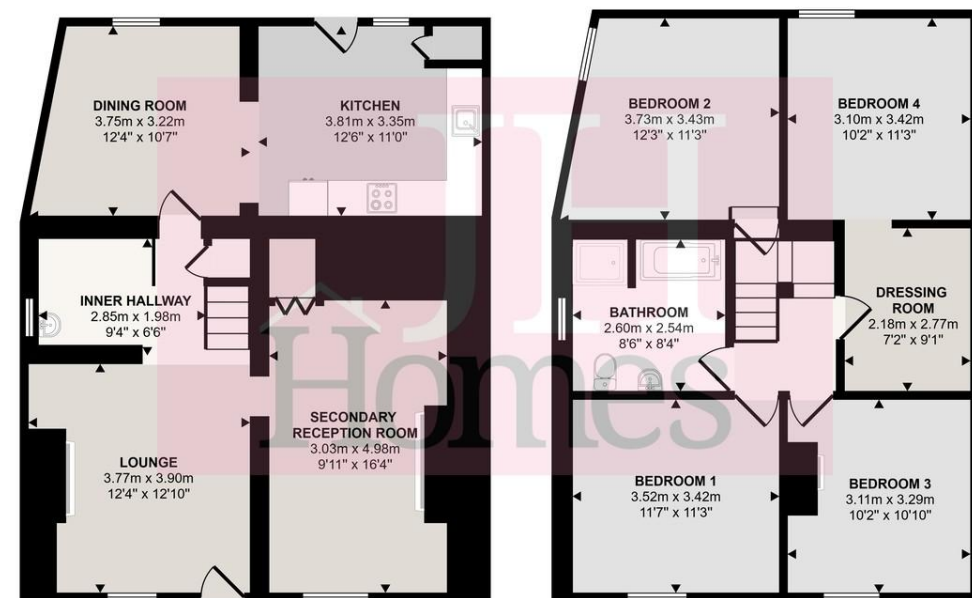


Approx Gross Internal Area
141 sq m / 1521 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

DIRECTIONS

On entering Barrow via Mill Brow roundabout, take your first right into Dalton Lane and proceed up the hill and passed Furness General Hospital on your left. At the crossroads with Hawcoat Lane and Rakesmoor Lane continue straight over, and first right into Roanhead Lane where you will find the property on your right-hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/splash.tones.bands>

GENERAL INFORMATION

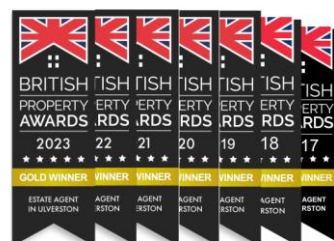
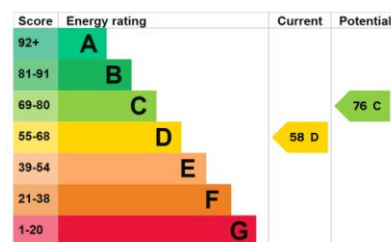
TENURE: Freehold

COUNCIL TAX: C

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains drainage, gas, water and electricity are all connected.

PLEASE NOTE: We are informed that the area to the front has been formally used as off-road parking.



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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8 Roanhead Lane,
Barrow-in-Furness, LA14 4HZ

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN
www.jhhomes.net or contact@jhhomes.net

Incredibly rare opportunity to purchase a tastefully modernised period family home built circa 1700 which is bursting with character and many retained classic features including fireplaces, windows, panelling and beams to ceiling infused with contemporary design. Nestled on the edge of Hawcoat Village and only minutes away from a Furness General Hospital, local schools, colleges, bus routes and local shops. Set back with a delightful forecourted front garden giving access to the front entrance door with the property comprising of lounge with original fireplace housing a multifuel burner, secondary reception room with sandstone fireplace again housing a multifuel burner, inner hall, dining room and kitchen to ground floor with the first floor offering four bedrooms, dressing room and four piece luxury bathroom. Complimented with sash windows and gas central heating system with viewing highly recommended.



Accessed through a wooden door into:

LOUNGE

12' 10" x 12' 4" (3.91m x 3.76m)
Sash window to front, original fireplace housing multifuel burner, slate flooring and radiator. Open to inner hall, stairs to first floor and door to:

SECONDARY RECEPTION ROOM

16' 4" x 9' 11" (4.98m x 3.02m)
Sash window to front, sandstone fireplace with slate plinth and housing gas burner. Slate flooring, storage cupboard and radiator.

INNER HALL

Window to side aspect, Belfast style sink and space and plumbing for washing machine. Feature beams, understairs cupboard and door to:

DINING ROOM

10' 7" x 12' 4" (3.23m x 3.76m) widest points
Wall panelling, sash window to rear aspect, tiled flooring and radiator. Open to:

KITCHEN

11' 0" x 12' 6" (3.35m x 3.81m)
Fitted with a superb range of base, wall and drawer units with wooden work top over incorporating twin bowl sink with traditional mixer tap over, chrome handles and recess tiling. Integrated, eye level electric oven and microwave above with gas hob to worktop with extractor over. Space for American style fridge freezer, sash window to rear, radiator and external door to rear.

FIRST FLOOR LANDING

Doors to all upper rooms and loft access.

BEDROOM

11' 3" x 11' 7" (3.43m x 3.53m)
Double room with sash window to front, panelling to one wall and radiator.



BEDROOM

11' 3" x 12' 3" (3.43m x 3.73m)
Radiator and sash window to side.

BEDROOM

10' 2" x 10' 9" (3.11m x 3.29m)
Sash window to front, original style fireplace and radiator.

DRESSING ROOM

9' 1" x 7' 2" (2.77m x 2.18m)
Hanging rails, shelving and door to:

BEDROOM

11' 3" x 10' 2" (3.43m x 3.1m)
Sash window to rear, feature beaming to ceiling and radiator.

BATHROOM

Superior four piece suite comprising of WC, bath, wash hand basin and shower cubicle. Heated towel rail/radiator, wood laminate flooring and window to side with exposed stone.

EXTERIOR

Wooden latch gate from main street gives access to the walled, delightful pebble front forecourt/garden. Access to front entrance door.

