

FREEHOLD



HESKETH MOUNT, IRELETH ROAD, ASKAM-IN-FURNESS, LA16 7JD

£550,000

FEATURES

Stunning Five Bedroomed
Detached Home

Set In Approx 1/2 Acre Of
Land

Must Be Viewed To Fully
Appreciated

Modern Gas CH System &
Double Glazing

Fantastic Family Kitchen With
Bi-Fold Doors

Lounge & UPVC
Conservatory

Dining Room, Bathroom &
Utility Room

Office & Shower Room

Extensive Driveway & Off
Road Parking

Detached Garage



2



3



5



Double
Garage,
Off Road
Parking



Hesketh Mount offers an exceptional opportunity to acquire a substantial and beautifully extended family home, ideally suited to modern living. A standout feature is the recent kitchen extension, complete with bi-fold doors opening onto the rear patio and garden - perfect for everyday family life and entertaining. Set well back from the road and accessed via a long private driveway, the property enjoys a quiet, tucked-away position within an impressive plot of approximately half an acre. The grounds include a detached garage, contemporary patio areas and mature, well-established gardens, predominantly laid to lawn. The location is ideal for families, with a range of amenities close by including primary schools, bus services, a Co-op, railway station, library, convenience stores and takeaways. Excellent transport links are also nearby, with easy access to the A590 and A595 connecting to Barrow, Ulverston and the wider West Coast route. The property benefits from gas central heating and double glazing throughout. Internally, the accommodation is generous and versatile. The ground floor comprises a welcoming entrance hallway with oak flooring, a stylish front conservatory with French doors, a spacious lounge featuring a gas-fired stove and underfloor heating, and a second sitting room overlooking the gardens. The impressive open-plan kitchen/dining/family room enjoys an orangery-style roof lantern, bi-fold doors, stone worktops and integrated appliances, with a separate utility room and a luxury four-piece bathroom completing the ground floor. To the first floor are five bedrooms, a study/bedroom six and a shower room, all enjoying attractive views across the gardens and towards the Duddon Estuary. Externally, landscaped gardens extend around the property with lawns and mature planting, creating a private and appealing setting. Early internal inspection is highly recommended.

Accessed through a PVC door into:		
ENTRANCE HALL	LOUNGE	UTILITY ROOM
Oak flooring, radiator, doors to lounge, open to kitchen, utility room, bathroom and sitting room. Stairs to first floor.	<i>11' 11" x 12' 0" (3.63m x 3.66m)</i> Built in cupboards with space for flat screen TV to one wall, ceiling light point, wall mounted speakers and radiator.	<i>13' 9" x 9' 1" (4.19m x 2.77m)</i> Double glazed window to the rear. Base units with worktop over incorporating sink with mixer tap. Space and plumbing for washing machine, space for dryer and undercounter fridge. Slate flooring and door to rear garden.
SECONDARY LOUNGE	KITCHEN/DINER	BATHROOM
<i>19' 3" x 12' 6" (5.87m x 3.81m)</i> UPVC double glazed window to side, wood burning stove style gas fire set to hearth with wooden surround, mantle and tiled recess, tiled floor with underfloor heating, spot lights to ceiling and coving. Open to:	<i>18' 11" x 19' 5" (5.77m x 5.92m)</i> Fitted with a range of high quality Oak base and drawer units including pan drawers with worktop over incorporating twin Belfast sinks with Quooker 3-in-1 mixer tap and tiled splashbacks. Central island with pendant lighting over and Neff induction hob. Eye level twin fan Neff multi function ovens, space for fridge/freezer, spot lights to ceiling and roof lantern. UPVC double glazed window with stone sills, window seat to side and aluminium bi fold doors to rear patio.	<i>8' 10" x 9' 2" (2.69m x 2.79m)</i> Modern four piece suite in white comprising of low level, dual flush WC, wall mounted wash hand basin, corner shower cubicle and panelled bath with mixer tap. Tiled to flooring and walls, spot lights to ceiling and uPVC double glazed window.
CONSERVATORY		FIRST FLOOR LANDING
<i>17' 5" x 13' 8" (5.31m x 4.17m)</i> UPVC double glazing windows with views of the front and side garden, French double doors to patio, stone tiled floor, roof openings, light fitting with fan and electric heaters.		Access to bedrooms, office and shower room. Oak flooring to stairs and landing and airing cupboard with storage and housing combination boiler for the hot water and heating system.



BEDROOM

10' 10" x 16' 8" (3.3m x 5.08m)

Double room with uPVC double glazed window to rear, fitted wardrobes and bedside table. Ceiling light point and radiator.

BEDROOM

12' 11" x 12' 8" (3.94m x 3.86m)

UPVC double glazed bay window to side with views of the Duddon Estuary and further uPVC window to rear. Oak flooring, built in wardrobe, ceiling light point and radiator.

BEDROOM

11' 10" x 12' 8" (3.61m x 3.86m)

Further double room with Oak flooring, fitted wardrobes, ceiling light point and radiator. UPVC double glazed window to front.

BEDROOM

9' 3" x 14' 5" (2.82m x 4.39m)

Double room with Oak flooring, uPVC double glazed window to front, ceiling light point and radiator.

BEDROOM

8' 10" x 6' 4" (2.69m x 1.93m)

Single room with Oak flooring, fitted wardrobe, bookshelf and cupboard. UPVC double glazed window to front, ceiling light point and radiator.







OFFICE

5' 6" x 7' 3" (1.68m x 2.21m)

Oak flooring, floor to ceiling bookshelf, uPVC double glazed window to front interior glazed window, ceiling light point and radiator.

SHOWER ROOM

6' 0" x 7' 1" (1.83m x 2.16m)

Modern three piece suite comprising of low level, dual flush WC, wall mounted wash hand basin with mixer tap and corner shower cubicle. Tiled floor, tiled walls, fitted storage cupboards, ceiling light point uPVC double glazed window.

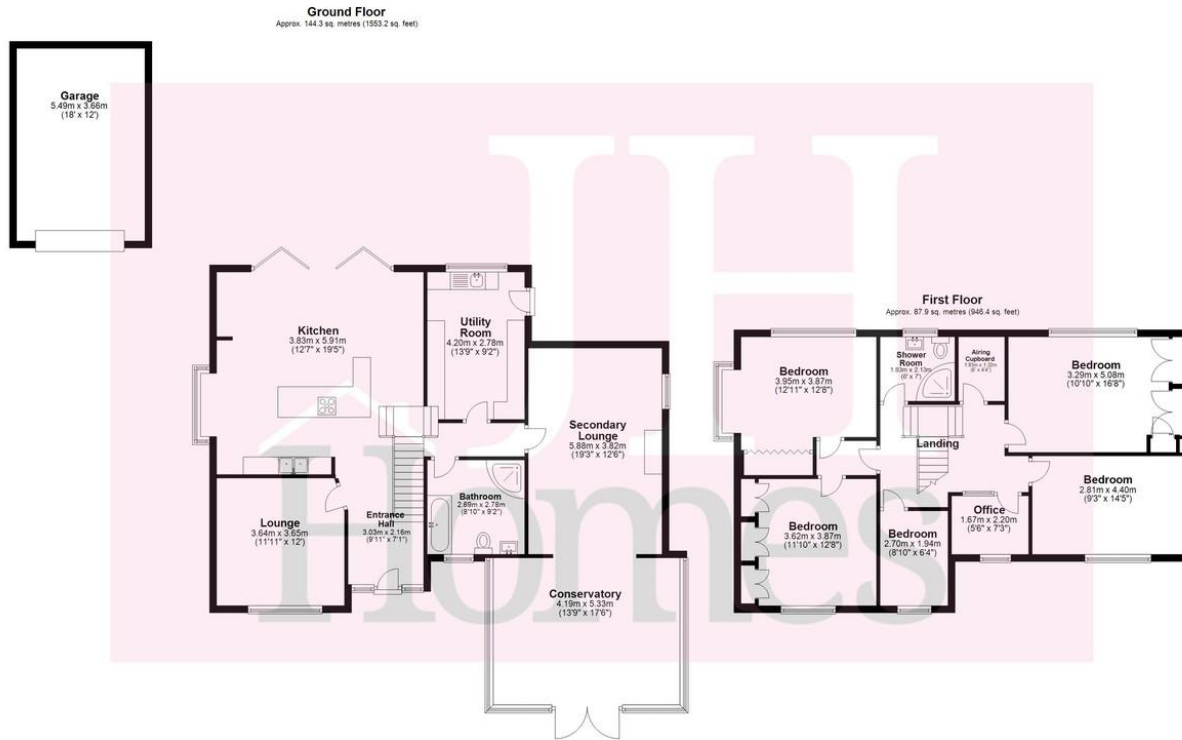
EXTERIOR

Gated access from Ireleth Road to driveway extending to parking areas and garage. Elevated patio to entrance door and conservatory. Extensive lawned garden with mature and established plants, shrubs and trees, raised bed and excellent sized patios to front and rear enclosed by Burlington slate walls. The plot is private and not overlooked.



GARAGE

Light and power points.



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GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: F

LOCAL AUTHORITY: Westmorland and Furness Council

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

DIRECTIONS:

As you approach the centre of Askam from Dalton Road, continue around the right hand bend by CJS Car Sales along Ireleth Road, past the petrol station on the left and the property is found after a short distance on your left hand side.

It can also be found by using the following "What Three Words"

<https://w3w.co/destroyer.couches.privately>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

