

FREEHOLD



1 STONE CLOSE,
STAINTON WITH ADGARLEY,
BARROW-IN-FURNESS,
LA13 0NU

£500,000

FEATURES

- Popular Village Location
- Detached Family Home
- Solar PV & Air Heat Source Heating
- Spacious Lounge With Stove
- Fitted Kitchen/Diner With Appliances
- Four Bedrooms With One Ensuite
- Family Bathroom with Shower Bath
- Ample Parking & Former Garage/Store
- Attractive Gardens Ideal for Family Buyers
- Early Viewing Invited & Recommended



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Garage,
Off Road
Parking

A substantial detached family home situated in this attractive and popular village, in an elevated position with far reaching views to the front and overlooking the village green. The Property is reluctantly offered for sale due to downsizing and offers a most comfortable, stylish and well-presented home perfect for a range of buyers including the family purchaser. The property has the advantage of recently added solar PV panels and air heat source heating system, replacing the former Calor Gas heating. There is double glazing, a stove in the lounge and an excellent standard of presentation. The accommodation comprises of open porch, reception hall, WC, spacious lounge, kitchen/diner with integrated appliances and breakfast bar, four bedrooms, three doubles with one ensuite and a family bathroom. The property provides ample off-road parking, a former double garage now utilised as utility room and store and a good-sized garden including a lower patio garden perfect for alfresco entertaining with steps sweeping to the upper garden, perfect for the family buyer. The village offers convenient access to local schools and towns with Ulverston, Dalton and Barrow in Furness just a drive away.

Accessed via gated access to the property, the drive is block set and offers good private parking. An open frontage porch gives shelter to the front door opening into:

ENTRANCE HALL

An impressive, spacious and welcoming entrance hall with double glazed panels surrounding the front door and a feature wall. Tiled floor and a feature wooden staircase returns to the first floor. Wood internal doors lead to the lounge, kitchen/diner, cloakroom/WC and under stairs store.

WC

Fitted with a two-piece suite in cream comprising of pedestal wash hand basin with tiled surround and mirror, toilet, extractor fan, radiator and continuation of the tiled flooring from the hall.

LOUNGE

21' 9" x 18' 10" (6.63m x 5.74m)

Spacious and well-presented room with uPVC double glazed picture window to the front, offering a lovely aspect. Fabulous central fireplace with a substantial wooden surround and

polished limestone inset and hearth with woodburning stove, making a lovely feature to the room. Coving to the ceiling, two ceiling light points, two wall light points plus three radiators, with one behind a decorative cover.

KITCHEN/DINER

9' 11" x 28' 3" (3.02m x 8.61m)

Fitted with a range of base, wall and drawer units with high gloss grey patterned worktop over incorporating single drainer bowl and a half sink unit, splash back tiling mixer tap positioned in front of a double glazed window, offering a lovely aspect to the front. The kitchen units comprise of cupboards and drawers with glazed illuminated display cupboards, pelmet and kickboard lighting. Further windows to the dining room and to side and rear of kitchen. Complete with attractive tile effect flooring, breakfast bar area and integrated appliances, including an electric hob with black glass splashback modern feature cooker hood above, integrated dishwasher, built-in fridge/freezer, oven and microwave. The dining area offers ample space for a family table, double glazed window with blind offering a further pleasant

aspect to the front, two radiators and inset LED lights to the ceiling of the kitchen.

FIRST FLOOR LANDING

From the entrance hall the staircase returns to the first floor, with polished wood newel post handrails and spindles, as well as stair treads. This opens to the first floor landing which has a radiator, Velux double glazed roof light with pine tunnel and provides access to the bedrooms and bathroom.

BEDROOM

10' 5" x 19' 2" (3.18m x 5.84m)

Generous double bedroom to the front of the property with a feature pine clad ceiling and exposed feature beams. UPVC double glazed window with blind offering far reaching views over the surrounding countryside beyond the green.

BEDROOM

10' 8" x 18' 10" (3.25m x 5.74m)

Situated to the rear with pine clad ceiling and feature exposed beams. Pleasant neutral décor, radiator and double glazed window offering an outlook to the rear garden.

BEDROOM

10' 10" x 9' 6" (3.3m x 2.9m)

Double glazed window to side, radiator and door to:

ENSUITE

Fitted with shower cubicle, WC with pushbutton flush, and wash hand basin with mixer tap inset to a vanity unit with cupboard under. Full tiling to walls and a double glazed pattern glass window with blind.

BEDROOM

10' 4" x 6' 10" (3.15m x 2.08m)

Good-sized single bedroom with double glazed window with blind offering a pleasant open aspect. Complete with radiator and provides an access point to the loft.

BATHROOM

Fitted with a three-piece suite comprising of a P-shaped shower bath with curved glass shower screen and over bath electric shower, WC with pushbutton flush and wall hung wash hand basin with glass shelf and mirror above. Built in recessed shelves for towel storage, tiling to the walls and floor, chrome ladder style radiator, inset lights to the ceiling and uPVC double glazed pattern glass window with blind.

EXTERIOR

Situated at the head of a cul-de-sac with gated access to the brick set drive which offers ample parking for several vehicles. There is a stone retaining wall to the front garden which has a flagged path, lawn shrubs and bushes and it is to





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be noted that there is a right of way across the bottom of the driveway in front of the property, to the neighbouring property at the side. Beyond the driveway to the side there is a natural rockery with a limestone water feature which currently not in use. To the rear, a lower garden terrace perfect for outdoor entertaining with a gravel seating area, grass to the side, natural limestone rocks and sweeping set of limestone steps with walls to the side leading to upper garden. Upper garden area with lawn, shrubs and conifers, offering a sunny private area with garden room and pleasant open aspects. Located in the lower garden area is the air heat source boiler for the heating system, and a door to the garage/utility.

GARAGE

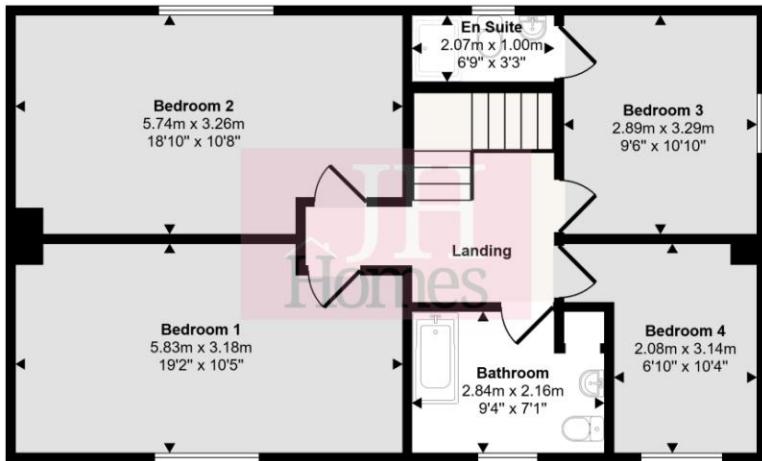
9' 9" x 17' 11" (2.97m x 5.46m)

Offering good general storage space or parking with a loft area above, with up and over door and substantial insulated ECYL heat pump cylinder as well as controls for the heat pump and solar inverter. Open access to front storage area and door to:

UTILITY ROOM

8' 8" x 13' 5" (2.64m x 4.09m)

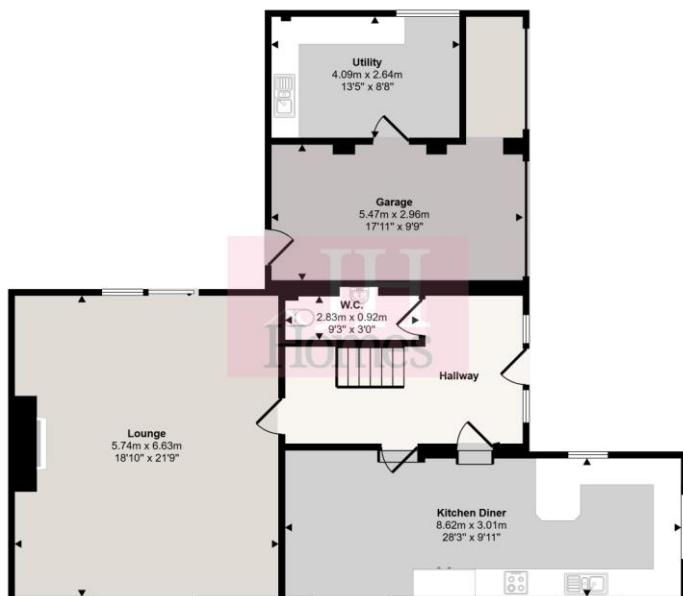
Work surface, stainless steel sink unit, base cupboard, plumbing for washing machine and space for a dryer and fridge. Single glazed window to the side and tiling to the floor, offering a useful space.



First Floor

Approx 73 sq m / 782 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.



Ground Floor

Approx 117 sq m / 1255 sq ft

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GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: F

LOCAL AUTHORITY: Westmorland and Furness Council

SERVICES: Mains drainage and water, air source heat pump, solar panels and mains electric

DIRECTIONS:

Leaving Ulverston on the A590 towards Barrow, continue through Swarthmoor and then through Cross-a-Moor. Take a left turn where it is signposted Great Urswick. Follow this road through Great Urswick and then Little Urswick, before coming to a T junction. Take a right hand turn and follow the road into Stainton with Adgarley. Turn Right towards the Stagger Inn and up to Stone Close, turning left where the property can be found at the top on the right.

It can also be found by using the following "What Three Words" <https://w3w.co/quite.pampered.floating>

EPC TO FOLLOW

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.