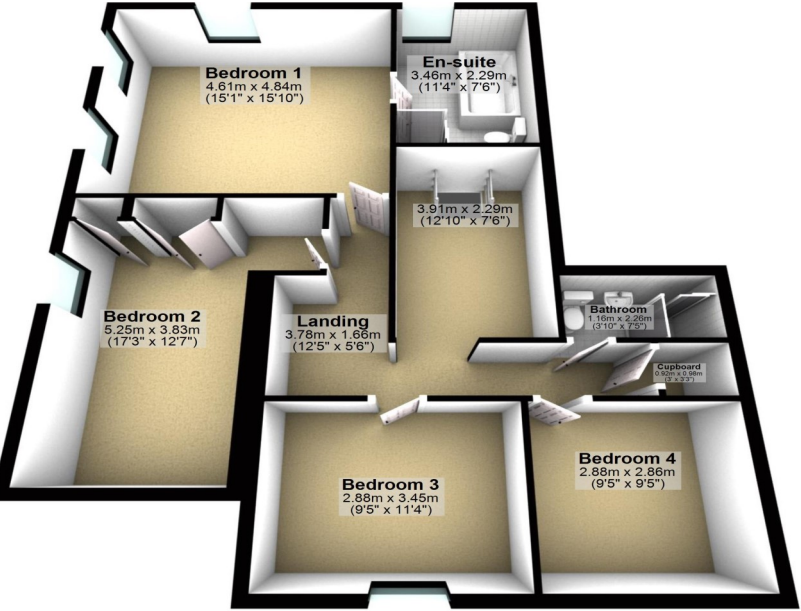
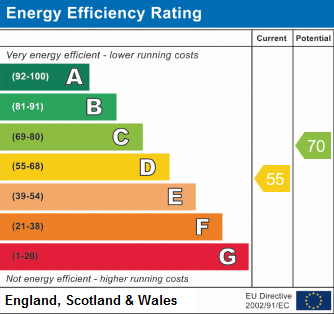
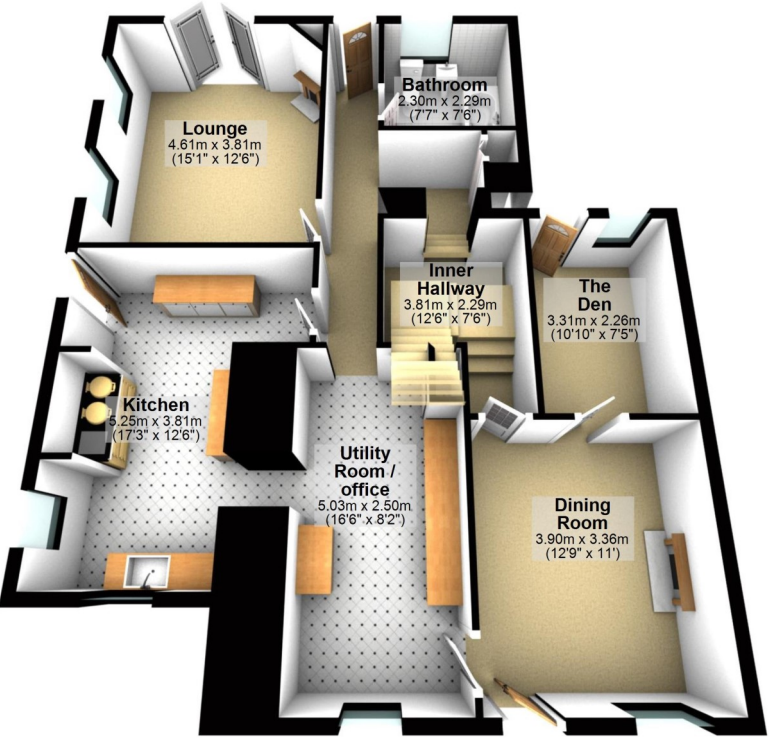


SQUIRRELS DREY, GARGREAVE FARM, KIRBY IN FURNESS, CUMBRIA, LA17 7TS



**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.

Situated in a pleasant hamlet location  
Viewing Highly Recommended  
**FOR SALE £399,950**



**Squirrels Drey, Gargreave Farm, Kirby In Furness, Cumbria, LA17 7TS**

Situated in a pleasant small hamlet located to the outskirts of Soutergate in Kirkby in Furness , this is an excellent opportunity to purchase a former extended farmhouse. This versatile property provides four bedrooms, master with en-suite, dining room, den, utility/home office, bespoke farmhouse style kitchen with Aga, living room, ground floor bathroom, central hall. In addition to the spacious property are gardens, including a large orchard with several apple, pear and sweet chestnut trees along with a large shed, ideal to house chickens. The property has off road parking and further area of land to the property which is now hardstanding. The property has double glazing, oil fired central heating and is positioned in a small hamlet of barn conversions. The location offers some beautiful views over the surrounding countryside and towards the Lakeland Hills.

**For more information call 01229 314049 or 445004**

2 New Market Street  
Ulverston, Cumbria, LA12 7LN

EPC Rating: E



**ACCOMMODATION**

Squirrels Drey is approached by a small cluster of barn conversions, upon entering the small hamlet in a courtyard setting the property is situated to the left hand side and accessed via a multi paned wooden door opening directly into the dining room

**DINING ROOM**

**12' 9" x 11' 0" (3.90m x 3.36m)**

The dining room is of excellent proportions with exposed featured beams while the room centres around the fireplace with exposed mantle. The dining room has a sash sealed unit double glazed window facing the front elevation incorporating a window seat. The room is neutrally decorated while provides a coved ceiling, wall lights, central heating radiator and power points. Internal doors providing access to the den and hallway with a further stable door opening directly into the utility/home office.



**UTILITY ROOM/HOME OFFICE**

**16' 6" x 8' 2" (5.03m x 2.50m)**

This room has an abundance of wall units, solid wood worksurfaces, chest freezer (which is included in the sale), plumbing connection and recess space for a washing machine. There is a bespoke work station with shelving unit, exposed beams to the ceiling, tiled flooring whilst provides a multi paned sash window having window seat incorporated facing the front elevation, further open access to the central hallway and kitchen which forms part of the side extension.



**KITCHEN**

**20' 6" x 12' 5" (6.25m x 3.81m)**

A fabulous farmhouse style kitchen centering around the focal point being the cream oil Aga having twin plates in addition to the four ovens while finished with exposed mantle over and splashback tiling. The bespoke kitchen offers wall units and free standing furniture, Belfast sink with side drainer, work surface space, recess space for a under counter fridge and dishwasher with plumbing connection. Within the room there is a wall mounted central heating radiator and provides two multi paned windows facing the front and side elevation and a stable door with access to the side allowing views towards the hills and surrounding countryside. To the side of the room is space for a dining table and chairs.

**EXTERNAL**

Situated on a good size plot with gardens surrounding, orchard, sheds and greenhouse. Upon entering the hamlet and courtyard setting the property is situated on the left, to the other side of the property the gardens extend to the far corner. In addition to the gardens there is a double gate with access to the drive providing off road parking.

**SERVICES**

Septic tank Drainage, Oil and Electricity are connected.

**DIRECTIONS:**

Travelling from Askam/ Ireleth towards Kirkby, follow A595 just past Pear Tree Farm and the property is next on the right. If you get to the bend to Soutergate you've gone too far. The Pink JH Homes board will be visible from the A595 at the start of the lane. Turn Right into the lane and towards the courtyard setting and the property is on your left again marked by a further board.

**TENURE: Freehold**

**COUNCIL TAX—Band**

**LOCAL AUTHORITY— South Lakes District Council**

**Viewing strictly through J H Homes.**

