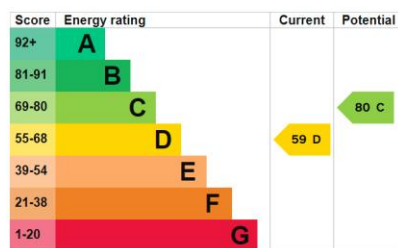


Total area: approx. 204.2 sq. metres (2198.1 sq. feet)



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.



JH Homes

£525,000



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GARAGE & PARKING

Anvil House, Saves Lane, Askam-in-Furness, LA16 7ED

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Beautiful historic Grade II listed property that has been extended and altered over different time periods whilst retaining much charm and character being situated towards the upper end of Saves Lane. Extremely well presented by the current owners both inside and out and comprises of entrance hall, WC, lounge, second reception room, music room, farmhouse style breakfast kitchen, conservatory and half cellar/utility with five Bedrooms and family bathroom to the first floor. Benefitting from gas fired central heating system, partial double glazed and offers attractive well stocked and spacious gardens to the rear, with ample off-road parking to front and side. Perfect for the family buyer or professional couple and is highly recommended for internal inspection, in all an excellent home.



DIRECTIONS

Head towards Askam in Furness via the A595 from the Dalton direction, and drive down the hill passing the brickworks. Continue down the road until you enter the 30mph speed limit. As you reach Askam with the car sales garage to your right and the railway crossing on the left, follow the road round the right-hand bend onto Ireleth Road. Proceed passing the Petrol Garage and Store on your left and take the turning on the left onto Saves Lane where the property can be found as you bear left on the left hand side.

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

<https://what3words.com/dings.pongs.vowel>

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: E

LOCAL AUTHORITY: Westmorland & Furness Council

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





Accessed through a traditional front door with glazed upper panes into:

ENTRANCE HALL

Detailed coving to ceiling, archway to the rear with staircase to first floor. Initial Amtico floored entry area and radiator. The hallway splits giving access to lounge, second reception room, cloakroom/WC and music room.

CLOAKROOM/WC

1' 7" x 7' 0" (0.5m x 2.15m)

Modern two piece suite in white comprising of wash hand basin with mixer tap inset to vanity unit with cupboard under and WC with concealed cistern.

Panelling to walls, feature single glazed arched window, white ladder style towel radiator, vinyl tile effect flooring and high level storage cupboards.

LOUNGE

15' 1" x 13' 11" (4.60m x 4.26m)

Traditional Georgian multi paned sash window to front with shutters to side offering a pleasant aspect to the front forecourt garden and beyond. Central fireplace feature with cream painted fire surround, marble tiled inset and hearth with Baxi grate open fire, wall lights to either side, deep coving to ceiling and moulded ceiling light rose.

SECOND RECEPTION ROOM

11' 8" x 12' 0" (3.57m x 3.68m)

Traditional sash window to front with shutters to side, coving to ceiling, moulded light rose and dado rail.

Radiator and free standing electric fire feature set to stone effect hearth.

MUSIC ROOM

7' 8" x 11' 5" (2.36m x 3.50m)

Connecting door to kitchen, radiator, two wall light points and double glazed sash window to side looking towards the side garden area.

KITCHEN/DINER

15' 7" x 17' 11" (4.75m x 5.48m)

Farmhouse style kitchen fitted with a comprehensive range of base, wall and drawer units with granite work surface over incorporating inset ceramic one and a half bowl sink and drainer with mixer tap and tiled splashbacks. Integrated Neff gas hob with cooker hood over and built in Neff electric double oven and grill to side. UPVC double glazed window giving a lovely aspect to the rear garden, two substantial beams to the ceiling, Amtico flooring, radiator, inset lights to ceiling and multi pane door to conservatory. Traditional painted door to a short flight of slate steps leading to half cellar.



CELLAR

11' 5" x 10' 6" (3.5m x 3.22m)

Slate shelving around the walls and multi pane window to side looking towards the drive.

CONSERVATORY

10' 2" x 9' 6" (3.12m x 2.90m)

PVC double glazed construction with glass roof and set of French doors opening to garden. Amtico flooring, three wall light points and power sockets. Further set of double doors to coat storage cupboard.

FIRST FLOOR LANDING

Half landing with skylight and split to the right leading to the front of the house and to the rear a further short flight of stairs give access to further bedrooms and bathroom. The main landing has a radiator, coving to ceiling and access to three bedrooms.

BEDROOM

12' 4" x 18' 0" (3.77m x 5.50m)

Situated to the rear of the property and offers a most generously proportioned double room with coving to ceiling, four wall light points and radiator. UPVC double glazed windows to side and rear with the rear offering a lovely aspect over the garden.

BEDROOM/STUDY

11' 7" x 11' 5" (3.55m x 3.50m)

Further double room situated to the side of the property with uPVC double glazed window to side, radiator and to one wall pine doors to deep fitted wardrobes with hanging rails and shelving.

BATHROOM

11' 9" x 10' 6" (3.60m x 3.22m)

Comprising of wall hung WC with concealed cistern, roll top style bath with mixer tap and shower attachment, shower cubicle with thermostatic shower and substantial wall hung traditional style wash basin with mixer tap. Mirror fronted bathroom cabinet, majority tiled to walls, tiling to floor, tall ladder style towel radiator and further feature radiator with central mirror column. Recessed glass, shelved alcove and door to boiler cupboard housing the Valiant gas combi boiler for the central heating and hot water systems.

BEDROOM

14' 10" x 10' 5" (4.53m x 3.18m)

Double room situated to the front of the property. Sash window with shutters giving a pleasant aspect over the farmland opposite the property, traditional fireplace feature with tiled surround and cast inset, radiator, electric light and power.

BEDROOM

15' 2" x 10' 10" (4.63m x 3.31m)

Traditional multi pane single glazed window to front offering a pleasant aspect, traditional feature, fireplace with tiled inset, coving to ceiling, radiator and ceiling light point.

BEDROOM

11' 5" x 8' 7" (3.48m x 2.63m)

Excellent sized single room situated to the front of the property. Multi paned single glazed window with shutters offering a pleasant aspect as before, radiator, ceiling light point and coving to ceiling.

EXTERIOR

Gated access to slate crazy paved drive offering ample parking and turning space. The front garden area is well stocked with mature shrubs, bushes and borders with two pedestrian gates opening onto Saves Lane. To the far side is a slate path giving access to the side border garden and leading round to the rear of the property. The drive to the side has gated access to the rear garden, water point and electric vehicle charging point.

The rear garden is a most impressive feature of this lovely home with access from the conservatory onto a flagged patio offering a pleasant and sheltered seating area with short flight of steps up to a further raised patio with mature stone edged borders to the perimeter. It has lovely sunny aspects and is a haven for birdlife. To the side of the patio is a cobbled path leading down to a lower seating area separating the lawn and giving access to the greenhouse. Located within the garden is the former Smithy building offering excellent general storage space. The Smithy has a flagged floor, roof light and electric light.