



Biggar Village | Barrow-in-Furness | Cumbria | LA14 3YG

- Stunning Barn Conversion In Biggar Village
- Sought After Location
- Hall, Utility/GF Cloaks
- Spacious Lounge/Diner With Feature Fireplace
- Farmhouse Style Fitted Kitchen/Diner With Appliances
- 5 Bedrooms (1 Used As A Study) Ensuite To Master
- 4-Piece Suite Modern Fitted Family Bathroom

Offers In Region Of £359,950

- DG, Air source Heating, Solar Panels
- Off Road Parking, Rear Endosed Garden
- Council Tax Band D



Property Description

We are delighted to bring to the market this stunning barn conversion in the heart of Biggar Village on Walney, close to all amenities on Walney, including popular schools, shops etc, also close to local coastal beaches and nature reserve. The property offers excellent family living accommodation, comprising off hallways leading to a spacious lounge/diner with beamed ceiling and lovely fireplace with multi-fuel log burner, fitted farmhouse style kitchen with built-in appliances and free-standing Rayburn double oven, utility room/cloaks/WC, study or bedroom 5. To the first floor with spindle staircase/balustrade, the property offers 4 more double bedrooms with master having ensuite, 4-piece modern family bathroom, steps off the landing, leading to 3 individual loft rooms with standing height and power/light which could be used for a variety of things. The property benefits from double glazing, air source heating, solar panels, Calor Gas for the Rayburn, parking for 2 vehicles which is a great addition in the village, also an enclosed rear easy maintenance garden with paved seating area, stone/brick large store, side store for

gas/bins etc. The property would suit a variety of buyers due to its ideal location, if you're looking for a Countryside or Seaside location, as it caters for both, it's also being sold with vacant possession, no chain.

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

Biggar Village is on Walney off Carr Lane, turn left into the village from the sign and the property is on the left hand side, its name is on the wall 'Tarvey Ting'
<https://what3words.com/quiz.lined.about>

FRONTAGE

off road parking for 2 cars, access to the rear garden, paved area and double glazed door to

ENTRANCE HALL

Doors to

LOUNGE/DINER

16' 1" x 23' 6" (4.92m x 7.17m) Double glazed windows, 2 x radiators, feature beamed ceiling, feature fireplace with feature stone hearth, multi-fuel wood burner

L-SHAPED KITCHEN/DINER

18' 6" x 11' 0" (5.66m x 3.37m) Double glazed windows, farmhouse style kitchen units with wall, base drawer units with worktops to compliment, inset 1 1/2 bowl sink with mixer tap, integrated dishwasher, fridge, free range Rayburn with double oven, 2 hotplates, plate rack, display units, 4-ring hob with extractor over, panelled splash, parquet style flooring, beamed ceiling and door to

GROUND FLOOR UTILITY/CLOAKS

6' 8" x 5' 4" (2.05m x 1.64m) Double glazed window, low level WC, hand wash basin, mixer taps and grey vanity unit/storage, plumbing for washer, worktop, radiator, panelled walls and panelled ceiling

HALL AREA

Stairs to first floor, radiator, with spindle staircase parquet style flooring, understairs storage, double glazed door to rear garden

LANDING

Spindle balustrade, radiator, double glazed window, beamed ceiling, steps to loft rooms and doors to

BEDROOM 1

9' 10" x 16' 3" (3.00m x 4.96m) Double glazed window, radiator, built-in full length sliding door wardrobes, beamed ceiling and door to ensuite

BEDROOM 2

11' 2" x 14' 0" (3.42m x 4.28m) Double glazed window, radiator, storage cupboard, full-length sliding door wardrobes and beamed ceiling

BEDROOM 3

9' 6" x 11' 5" (2.92m x 3.48m) Double glazed window, radiator and beamed ceiling

BEDROOM 4

12' 3" x 9' 3" (3.75m x 2.84m) Double glazed window, radiator and beamed ceiling

STUDY/BEDROOM 5

10' 11" x 11' 10" (3.33m x 3.63m) Double glazed window, radiator, parquet style flooring

BATHROOM

Double glazed window, white 4-piece suite, low level WC, feature hand wash basin with taps, panelled enclosed bath with telephone style mixer taps/shower head, shower cubicle with double headed shower, panelled ceiling, panelled walls, built-in storage cupboard

GARDEN

Rear enclosed garden with paved seating area, artificial grass area, stone built store with power/lights, store area for gas/bins and side access gate

LOFT ROOM 1

13' 6" x 10' 8" (4.14m x 3.26m) Spindle balustrade, beamed ceiling, radiator and doors to

LOFT ROOM 2

14' 5" x 10' 2" (4.41m x 3.11m) Double glazed window, radiator and beamed ceiling

LOFT ROOM 3

12' 2" x 9' 9" (3.71m x 2.98m) Storage into the eaves with solar tank system, radiator and beamed ceiling





AGENCY NOTE

In order to be able to purchase a property in the UK, all agents have a legal requirement to conduct identity checks on all customers involved in the transaction to fulfil their obligations under anti money laundering regulations. Ross Estate Agencies outsource this check to a third party and an additional charge to purchasers will apply. Please contact the office for more details.

Anti-Money Laundering checks cost - £25.00 + VAT ** This is non refundable once the AML check has been carried out **



Tenure

Freehold

Council Tax Band

D

Viewing Arrangements

Strictly by appointment

Contact Details

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Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	89 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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