

FREEHOLD



LONG LANE, STANTON WITH ADGARLEY, BARROW-IN-FURNESS, LA13 0NN

£199,950

FEATURES

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| Recently Updated Terrace Cottage | Lounge & Fantastic Farmhouse Kitchen |
| Superb Village Location | Two Double Bedrooms |
| Open Field Views To Front | Luxury Bathroom |
| LPG Central Heating System & UPVC DG | Shared Access To Rear With Outbuilding |
| Entrance Porch/Snug | No Chain Involved |



1



1



2



Allocated
Parking



Updated and beautifully modernised throughout, this charming mid-terrace cottage presents a wonderful opportunity to acquire a delightful home in the picturesque farming village of Stainton with Adgarley. Enjoying attractive views across the village green and the surrounding open countryside, the property perfectly combines character, comfort and rural tranquillity. Comprising of welcoming glazed entrance porch/snug, lounge featuring attractive open fireplace and contemporary fitted dining kitchen to the ground floor with two bedrooms and a stylish bathroom to the first floor. Complete with external wash house/laundry room, uPVC double glazing and LPG-fired central heating system. Occupying a sought-after village location, the property offers the perfect balance of countryside living while remaining conveniently positioned for commuters travelling to both Barrow-in-Furness and Ulverston. Appealing to a wide range of buyers, whether as a permanent residence, holiday retreat or idyllic rural escape with early viewing being highly recommended to fully appreciate the character, setting and lifestyle this delightful cottage has to offer.

Entered through a PVC door with glazed inserts leading into:	KITCHEN <i>12' 6" x 10' 0" (3.81m x 3.05m)</i> Farmhouse-inspired kitchen/diner fitted with a range of base, wall and drawer units with worktop over incorporating one and a half bowl sink and drainer with moveable mixer tap and subway tiled splash backs. Integrated range-style cooker with cooker hood over and space for upright fridge/freezer. Wood effect flooring, wall mounted boiler for the hot water and heating system and external door to rear.	BEDROOM <i>12' 10" x 10' 0" (3.91m x 3.05m)</i> Double room with uPVC double glazed window to front with views, radiator and storage cupboard.
SNUG UPVC double glazed windows to front and side and PVC double glazed door opening to:		BEDROOM <i>8' 8" x 10' 0" (2.64m x 3.05m)</i> Excellent sized single room with radiator and uPVC double glazed window to rear.
LOUNGE <i>13' 5" x 10' 0" (4.09m x 3.05m)</i> Cast iron fireplace, radiator and uPVC double glazed window to front. Door to:		
INNER HALL Stairs to first floor with under stairs storage and door to:	FIRST FLOOR LANDING Access to all upper rooms.	

BATHROOM

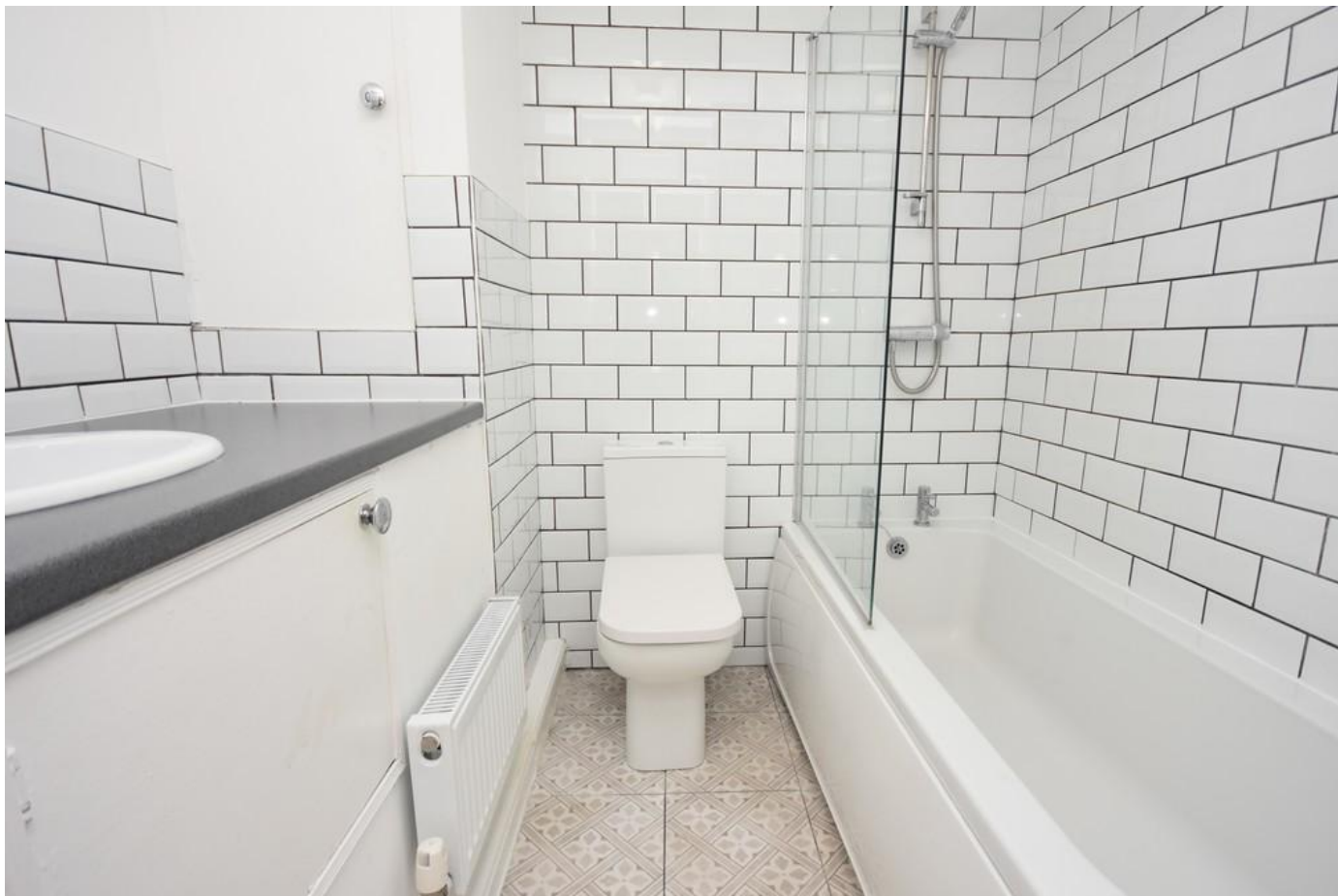
Fitted with a contemporary white suite comprising of panelled bath with glazed shower screen and thermostatic shower over, low level, dual flush WC and vanity unit housing wash hand basin. Classic metro tiling, decorative patterned flooring and cupboard housing hot water tank.

EXTERIOR

Shard area to rear with access to:

OUTBUILDING

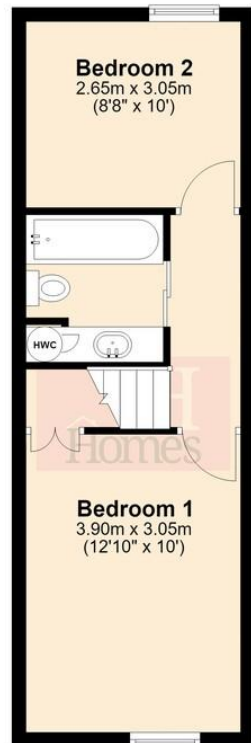
Light and power.



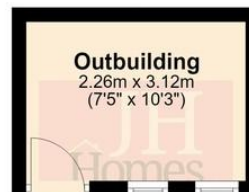
Ground Floor
Approx. 34.1 sq. metres (367.0 sq. feet)



First Floor
Approx. 29.8 sq. metres (320.5 sq. feet)



Outside
Approx. 7.1 sq. metres (75.9 sq. feet)



Total area: approx. 70.9 sq. metres (763.5 sq. feet)

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GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: B

LOCAL AUTHORITY: Westmorland and Furness Council

SERVICES: Mains gas, electric, water and drainage.

DIRECTIONS:

On entering Stainton from the Urswick direction and just after The Stagger Inn, turn right onto the track baring left and at the top of the hill the property can be found directly in front of you. The property can be found by using the following "What Three Words"

<https://w3w.co/snacking.excellent.shortcuts>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	55 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.

