

FREEHOLD



# ASKAM VIEW, ASKAM-IN-FURNESS, LA16 7ER

## £660,000

### FEATURES

Exceptional Detached  
Executive Family  
Residence

Elevated Position With  
Breathtaking Panoramic  
Views Across Duddon  
Estuary & The Lakeland  
Fells

Spacious & Beautifully  
Presented Accommodation  
Throughout

Oil CH System & Double  
Glazing

Dining Room, Breakfast  
Kitchen & Sun Room

Four Bedrooms, Craft  
Room & Study Area

Three Bathrooms Inc  
An En-Suite

Sweeping Driveway,  
Gardens & Double  
Garage

Internal Sound System  
Around The Property &  
Must Be Viewed To Be  
Appreciated



Double  
Garage,  
Off Road  
Parking



Occupying a commanding elevated position in one of the area's most desirable residential locations, this exceptional detached family home enjoys breathtaking panoramic views across rolling countryside, Morecambe Bay and the distant Lakeland Fells. A substantial block-paved driveway provides ample off-road parking and access to the integral double garage, while landscaped gardens, attractive stone walling and slate steps, flanked by impressive stone lion statues, create a striking first impression. Beautifully presented throughout, the home offers spacious, light-filled accommodation ideal for modern family living. A welcoming reception hall leads to the impressive lounge, where expansive glazed doors open onto a glass-balustraded balcony framing the spectacular views with a stylish Morso multi-fuel stove set within a contemporary fireplace providing a warm and inviting focal point. The generous dining room flows seamlessly into the superb breakfast kitchen, fitted with modern cabinetry, quality work surfaces, integrated appliances, a central island and excellent storage. An adjoining garden room offers a relaxing additional reception space with direct access to the rear terrace plus a versatile fourth bedroom, ideal for guests, is served by a well-appointed shower room. Upstairs, a spacious galleried landing with study area leads to three further bedrooms, a craft room and the family shower and bathroom. The impressive master suite features a dressing area with mirrored wardrobes, a contemporary en-suite bathroom and a private balcony, providing the perfect place to enjoy the magnificent outlook. Outside, the private gated driveway offers ample parking and access to the double garage. The beautifully landscaped gardens have been designed to maximise both privacy and the exceptional setting, featuring a large composite decked terrace, summer house, manicured lawns, mature planting, established hedging and a timber garden shed. Enjoying one of the area's finest elevated positions, the property captures stunning views across open countryside, Morecambe Bay and the Lakeland Fells. Combining spacious family accommodation with outstanding outdoor space and an unforgettable setting, this is a rare opportunity to acquire a truly exceptional home. The location is ideal for families, with a range of amenities close by including primary schools, bus services, a Co-op, railway station, library, convenience stores and takeaways. Excellent transport links are also nearby, with easy access to the A590 and A595 connecting to Barrow, Ulverston and the wider West Coast route.

Accessed through a wooden door with glazed inserts and side windows, opening into:

**ENTRANCE HALLWAY**

Double glazed window to side, wood effect laminate flooring, storage cupboard, vertical radiator, two radiators and under stairs storage. Access to majority of the ground floor rooms and handmade stairs to first floor.

**LOUNGE**

*19' 7" x 19' 3" (5.97m x 5.87m)*  
Multifuel stove with impressive slate plinth and surround, wood effect laminate flooring and underfloor heating. Double glazed window to side with open field views, sliding double doors to the dining room and a further set of double glazed sliding patio doors with matching side panels opening to:

**BALCONY**

*4' 8" x 19' 8" (1.42m x 5.99m)*  
Breathtaking views towards Black Coombe, Duddon Estuary and The Irish Sea.

**DINING ROOM**

*12' 2" x 12' 4" (3.71m x 3.76m)*  
Double glazing windows with exceptional views, underfloor heating, door to hall and open double doorway to:

**KITCHEN/BREAKFAST ROOM**

*13' 0" x 11' 9" (3.96m x 3.58m)*  
Contemporary breakfast kitchen, finished to an excellent standard whilst offering an extensive range of modern base, wall and drawer units with quality granite-effect work surface over incorporating central island and sink and drainer with mixer tap. Well-equipped with a range of integrated appliances, including twin built-in ovens, inset hob with stainless steel extractor canopy over and integrated dishwasher. Picture window offering pleasant views over the gardens, creating a bright and welcoming working environment, recessed ceiling spotlights, underfloor heating, glazed door providing convenient access to the rear garden and entertaining terrace, seamlessly linking the indoor and outdoor spaces. Open doorway to:

**SUN ROOM**

*6' 8" x 17' 0" (2.03m x 5.18m)*  
Three double glazed window to rear and side, underfloor heating, roof window and external double door to rear patio.

**BEDROOM**

*8' 11" x 10' 4" (2.72m x 3.15m)*  
Double glazed window to rear, roof window, wood effect laminate flooring and radiator.

**SHOWER ROOM**

*8' 1" x 5' 8" (2.46m x 1.73m)*  
Modern three piece suite comprising of WC, vanity unit housing wash hand basing and walk in shower cubicle with rain shower. Cladding to walls, heated towel rail, underfloor heating, vertical radiator, extractor fan and double glazed window to side.

**BOILER ROOM**

*4' 11" x 6' 4" (1.5m x 1.93m)*  
Housing the pressurised hot water cylinder together with the heating manifold, controls and associated plumbing systems. Space for washing machine and general household storage.

**GALLERIED FIRST FLOOR LANDING**

Double glazed window to front, roof window and wood effect laminate flooring. Access to dressing area, two radiators, craft room, bathroom and bedrooms.

#### DRESSING AREA

Mirror fronted sliding wardrobe doors, door to en-suite and further door to:

#### MASTER BEDROOM

19' 7" x 19' 7" (5.97m x 5.97m)

Juliet balcony to front with some stunning views, double glazed window to side and two radiators.

#### EN-SUITE

Comprising of freestanding double-ended slipper bath, WC and wash hand basin. Storage cupboard, double glazed window to side and radiator.

#### BEDROOM

12' 4" x 13' 1" (3.76m x 3.99m)

Double room with radiator and double glazed window to rear.

#### BEDROOM

8' 2" x 16' 0" (2.49m x 4.88m)

Further double room with either a dressing or hobby area with double glazed window to rear and two radiators.

#### BATHROOM

5' 7" x 12' 4" (1.7m x 3.76m)

Modern three-piece suite comprising of WC, wash hand basin and bath. Storage cupboard, shower over bath, radiator and double glazed window to side.







## EXTERIOR

Externally, the property is accessed via a private gate with ample off-road parking and access to the double garage, with steps to the front entrance door and side aspect. The gardens have been designed to maximise both privacy and the exceptional setting with a substantial composite decked terrace providing a wonderful entertaining area, complete with ample seating space and an attractive summer house, useful timber shed all perfectly positioned to capture the breathtaking outlook. Beyond, beautifully maintained lawns are interspersed with mature specimen planting, ornamental grasses, established hedging and charming seating areas, creating a tranquil garden that can be enjoyed throughout the year. The elevated position affords some of the finest views available, encompassing open countryside, the coastline of Duddon Estuary, The Irish Sea and the majestic Lakeland mountains beyond, providing an ever-changing backdrop that is simply unforgettable. This remarkable home successfully combines spacious family accommodation, exceptional outdoor entertaining space and one of the area's most impressive panoramic outlooks, making it a rare opportunity for discerning purchasers seeking a forever home in an outstanding setting.

## GARAGE

19' 0" x 18' 9" (5.79m x 5.72m)

Double garage with electric roller door, two outside water taps, floor mounted oil boiler for the hot water and heating system. Light and power.



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#### GENERAL INFORMATION

TENURE: Freehold

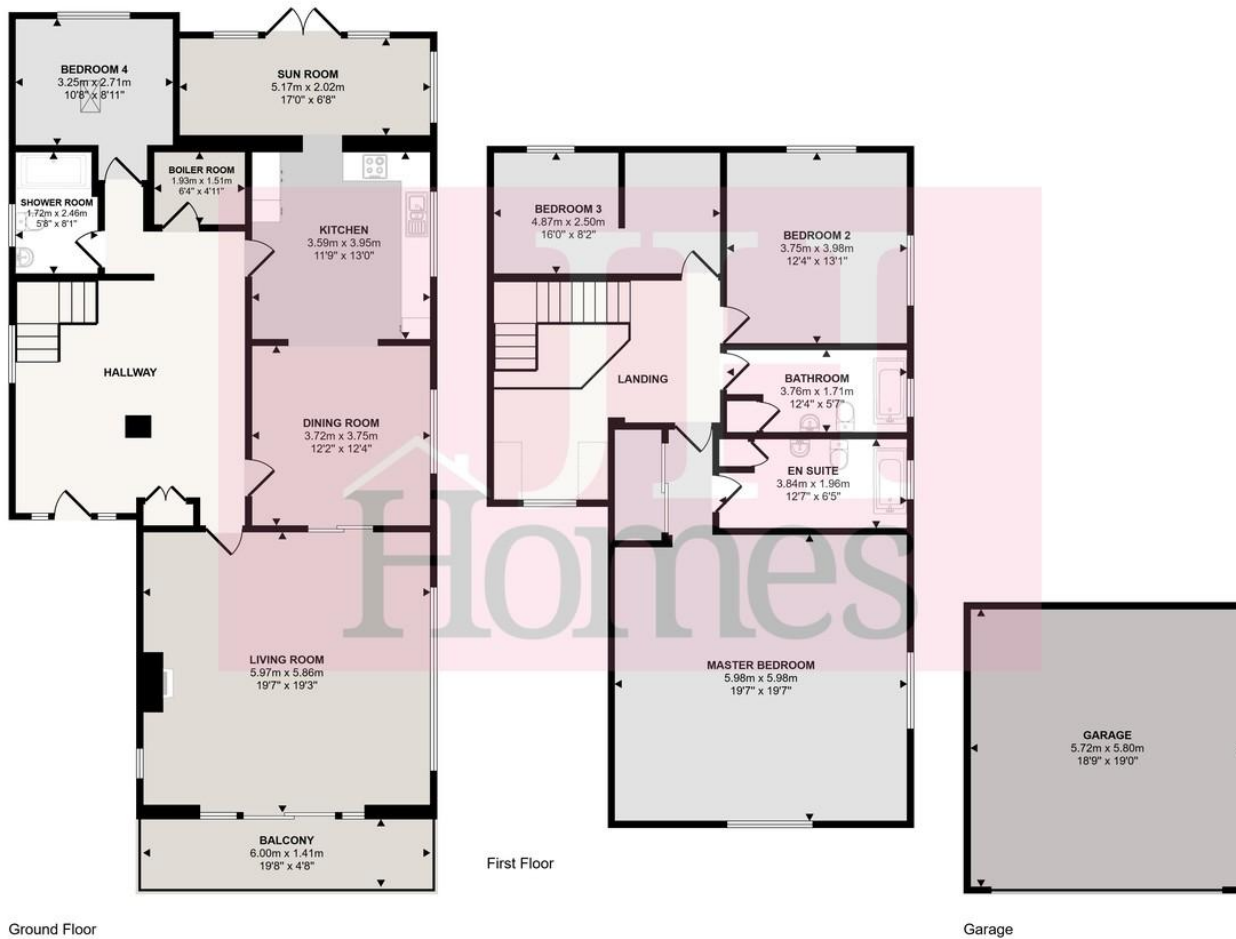
COUNCIL TAX: F

LOCAL AUTHORITY: Westmorland and Furness Council

SERVICES: Mains drainage, water and electric. Heating is by way of an oil tank.

#### DIRECTIONS:

As you approach the centre of Askam from Dalton Road, continue around the right-hand bend by CJS Car Sales and continue along Ireleth Road, passed the petrol station on the left and turn right into Askam View. Follow the private road to the end where you will find the property directly in front of you. The property can be found by using the following "What Three Words" <https://w3w.co/defected.hostels.surging>



**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.