

FREEHOLD



LIMECOMBE, GREENSCOE, ASKAM-IN-FURNESS, LA16 7HE

OIEO £500,000

FEATURES

Superior Extended Detached Family Home

Situated On An Envable Plot With Stunning Views

Gardens & Ample Off-Road Parking & Double Garage

Calor Gas CH System & UPVC DG

Lounge & Dining Room

Fantastic Family/Kitchen/Breakfast Room

Four Bedrooms

Two Luxury Shower Rooms

Realistic Asking Price

Early Inspection Advised



2



3



4



Double
Garage,
Off Road
Parking



Four-bedroom detached family property in an elevated position offering stunning views over Askam and the surrounding countryside, with Duddon Estuary and Black Combe in the distance. Beautifully presented accommodation with recent extension to accommodate a fantastic family kitchen/dining room with vaulted ceiling. Comprising of entrance hall, lounge, dining room, kitchen/diner, two bedrooms and shower room to the ground floor with two further bedrooms and a shower room to the first floor. Situated on an excellent size plot, with LPG gas central heating system, uPVC double glazing, off-road parking, double garage and garden areas including patio and greenhouse.

Accessed through a PVC door into:

ENTRANCE HALL

Stairs to first floor and doors to dining room, two bedrooms and shower room.

DINING ROOM

9' 3" x 15' 5" (2.82m x 4.7m)
Elegant space with twin windows over looking rear garden, two uPVC double glazed windows to rear and radiator. Door to:

LOUNGE

22' 5" x 11' 5" (6.83m x 3.48m)
Dual aspect windows with views, two radiators and PVC French style double glazed doors to rear garden. Door to:

KITCHEN

34' 4" x 14' 0" (10.46m x 4.27m)
Fantastic extended family room comprising of base and drawer units with Granite worktops over incorporating sink with mixer tap. Space for American style fridge/freezer, vaulted ceiling with exposed oak beams and dual aspect uPVC triple glazed windows to front and rear. Integrated appliances include dishwasher, twin ovens and induction hob. Complete with underfloor heating and external door to rear garden.

BEDROOM

13' 1" x 6' 9" (3.99m x 2.06m)
UPVC double glazed window to side and radiator.

BEDROOM/STUDY

9' 0" x 8' 0" (2.74m x 2.44m)
Radiator and uPVC double glazed window to side.

SHOWER ROOM

9' 2" x 6' 9" (2.79m x 2.06m)
Two-piece suite comprising WC and wash hand basin. Walk-in shower with glazed door and heated towel rail alongside. UPVC double glazed window to front aspect.

FIRST FLOOR LANDING

Access to bedrooms, shower room and loft.
Cupboard housing combination boiler for the hot water and heating system and roof window to rear.

BEDROOM

12' 11" x 12' 11" (3.94m x 3.94m)
Three fitted wardrobes offer a double and single, radiator and uPVC double glazed window to side.



BEDROOM

12' 9" x 11' 5" (3.89m x 3.48m)

Radiator, eaves storage and uPVC double glazed window to side with pleasant views.

SHOWER ROOM

Three piece suite comprising of WC, vanity wash hand basin and walk in shower. Tiling to walls, heated towel rail and double glazed uPVC window to front.

EXTERIOR

Low maintenance garden to front with outstanding views alongside driveway extending to garage. Gate leading to rear garden, lawn with flower borders, established trees, pond, greenhouse and patio.

DOUBLE GARAGE

17' 8" x 22' 6" (5.41m x 6.87m)

Electric roller doors, overhead storage, light and power points. Two windows to rear and side.



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GENERAL INFORMATION

TENURE: Freehold

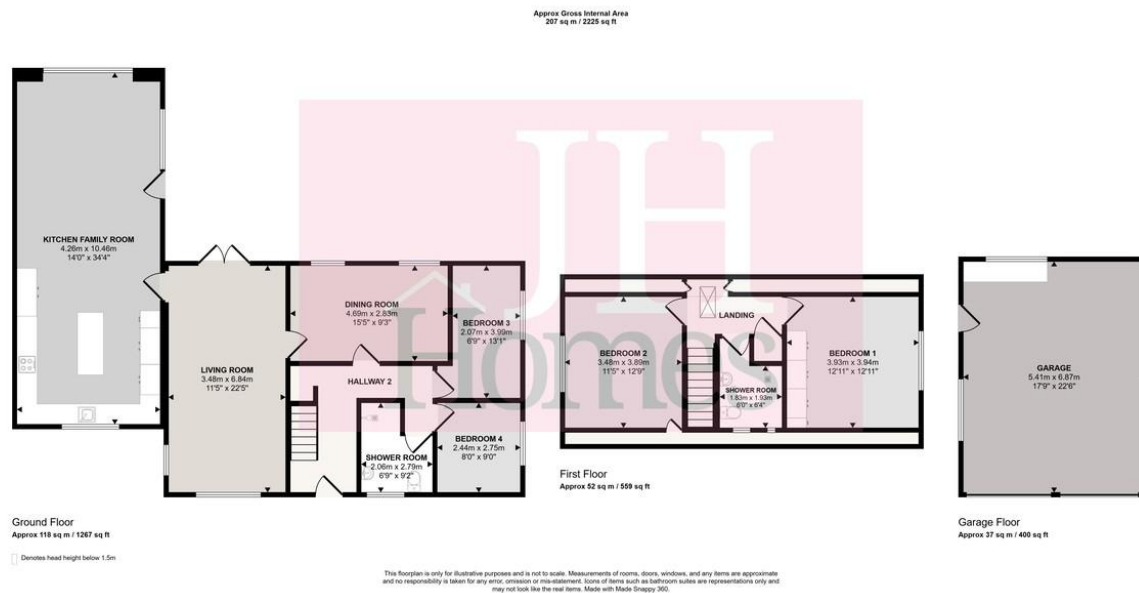
COUNCIL TAX: D

LOCAL AUTHORITY: Westmorland and Furness Council

SERVICES: Mains drainage, gas, electric, water are all connected

DIRECTIONS:

From the A590 roundabout signposted Askam, follow the A595 past the brickworks and turn right to Greenscoe. Follow the road to the top, turning left and the property is on your right hand side. The property can be found by using the following "What Three Words":
<https://w3w.co/searching.inflct.zones>



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		59 D
39-54	E	51 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.

