



North Scale | Barrow-in-Furness | Cumbria | LA14 3RW

- Grade II Stunning Barn Conversion
- Plans for 3 Bedrooms House (Plans Passed 2009)
- Excellent Family Living Accommodation
- Spacious Entrance Hall, Study/Music Room
- Amazing Open Plan Lounge, Diner kitchen
- 4/5 Bedrooms, Balcony
- 2 Ensuites, Family Bathroom

Offers In Region Of £565,000

- Beautiful Rear Garden, With Views Over The Channel
- Off Road Parking For Several Cars
- Council Tax Band E



## Property Description

We are delighted to bring to the market this stunning grade II listed barn conversion which has been currently renovated over a period of time to the current standard on offer, which is beautiful from front to back, giving plenty of original features throughout, including beamed ceilings, feature stone walls, with breathtaking views to the rear over the Channel.

The property comprises of excellent family living accommodation with upside down living, which briefly comprises of a stunning Entrance Hall and Sitting Area with a feature spindle staircase in the centre to the first floor, Study/Music Room with bi-folding doors, three ground floor bedrooms with Master having an Ensuite with full size 4-piece Suite, Family Bathroom, to the first floor is the wow factor, an open plan Lounge, high beamed ceilings, feature brick walls/stone walling, doors to a balcony with stunning views, Dining Area open to a fitted two tone colour kitchen with free standing AGA, open to a utility area, two further bedrooms with one having an Ensuite. The property benefits from an electric gate to the front, with ample parking for several cars, original

features to the front, with an old stone staircase, access to the side garden with storage sheds, the rear leads to the beautifully landscaped garden, quite the wow factor!

Enclosed rear garden with lawned area with plants/boarders/trees, access path to a shale area with seating, Summer House with double doors, power/light, Hot Tub, breath taking views and a recently built sea wall. The property oozes so much charm with lovely features that need to be seen to be appreciated. Viewings are highly recommended to appreciate size and standard on offer.

**Full planning and consent for a three bedroom house on the side, applied for Feb 2009 and passed, since expired (plans on file)**

### SERVICES

Gas, Electric, Water, Telephone, Drainage

### LOCATION

The property is located on Walney off the Promenade - into North Scale Village and located just on the right hand side, Channel View Barn No12 North Scale

### FRONTAGE

Electric gate access to off road parking area for several cars, access to rear garden, side garden with storage sheds, plants/shrubs/trees, feature stone walling and old steps to the barn

### ENTRANCE HALL

Double glazed style windows, radiator, hand scraped solid oak flooring, feature fire, spindle staircase in the centre of the hall to the first floor and doors to

### GROUND FLOOR STUDY/MUSIC ROOM

**11' 5" x 9' 5" (3.49m x 2.89m)** Bi-folding double doors to double glazed sash style window, wooden door to the rear garden and part hand scraped solid oak flooring

### GROUND FLOOR BEDROOM 1

**15' 5" x 17' 3" (4.72m x 5.26m)** Double glazed sash style window, radiator, built-in mirrored sliding door wardrobes, ceiling spotlights and door to en-suite

## ENSUITE

4-piece suite with low level WC, hand wash basin with mixer taps, built-in vanity storage unit, panelled enclosed bath, corner shower cubicle with overhead shower, feature tiled walls and ceiling spotlights

## GROUND FLOOR BEDROOM 2

**12' 8" x 12' 7" (3.87m x 3.84m)** Double glazed sash style windows, radiator and TV

## GROUND FLOOR BEDROOM 4/GYM

**9' 10" x 9' 8" (3.02m x 2.95m)** Double glazed sash-style window and radiator

## GROUND FLOOR FAMILY BATHROOM

Double glazed sash style window, white 4-piece suite, low level WC, feature shaped hand wash basin with mixer tap, vanity units, panelled enclosed jet spa style bath, corner shower cubicle with double headed shower, tiled splash and laminate flooring

## LANDING

Spindle balustrade with central brick wall, leading to upstairs lounge/kitchen etc

## LOUNGE

**22' 1" x 22' 11" (6.75m x 7.00m)** Double glazed sash style windows, feature stone effect fireplace with wood burner style fire, double glazed wooden doors to balcony, high ceiling with feature beams, brick wall and open to the dining area

## DINING ROOM

**9' 8" x 11' 6" (2.96m x 3.51m)** Double glazed sash style window, hand scraped solid oak flooring, beamed ceiling and open to the kitchen

## KITCHEN

**13' 4" x 12' 9" (4.07m x 3.91m)** Double glazed wooden sash style windows, hand scraped solid oak flooring, fitted two tone coloured wall base drawer units, with black solid granite worktops to compliment, white ceramic 1 1/2 bowl sink with mixer taps, free standing Chef Master AGA, with 5-ring hob, two double ovens, extractor over, wine cooler, plumbing for dishwasher, breakfast bar x2, feature stone walls with stunning shaped beam into the utility area

## UTILITY

**10' 4" x 9' 1" (3.16m x 2.78m)** Hand scraped solid oak flooring, fitted wall base units with black solid granite worktops to compliment, radiator, tiled splash, plumbing for washer, feature stone walling with shaped beam and doors to

## BEDROOM 3

**14' 8" x 15' 4" (4.48m x 4.68m)** Double glazed Velux window, feature beamed ceiling with access to a pull down ladder to a mezzanine for storage, radiator and door to





### **ENSUITE**

Low level WC, pedestal hand wash basin with taps, shower cubicle with shower, tiled walls, laminate flooring and ceiling spotlights

### **BEDROOM 5/STUDY**

**7' 4" x 8' 2" (2.26m x 2.50m)** Double glazed sash style window, radiator and feature beam

### **GARDEN**

Rear enclosed garden with stunning views over the channel, lawned area with paved areas, plants/shrubs, access path to shale seating area and access path to sea wall

### **SUMMER HOUSE**

With double doors, power/light, water tap and access to the side of the property

### **BALCONY**

Glass balcony with seating area with stunning views towards the channel

### **AGENCY NOTE**

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## Tenure

Freehold

## Council Tax Band

E

## Viewing Arrangements

Strictly by appointment

## Contact Details

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