

RAMPSIDE ROAD, BARROW-IN-FURNESS, LA13 0PT

£650,000

FEATURES

- Characterful Georgian Family Residence
- Highly Rare Purchase Opportunity
- With Outstanding Sea & Open Field Views
- Gas CH System & Double Glazed
- Wrap Around Walled Gardens. Garage & Ample Parking
- Lounge, Dining Room & Snug
- Modern Kitchen, Sun Room, Utility Room &





2 4 4 Garage, Off Road Parking

4 Bedroom Detached House located in Barrow-in-furness.

An exceptionally rare opportunity to acquire this beautifully modernised yet characterful Georgian family residence, where timeless architectural features are seamlessly blended with refined contemporary design. Set amidst open countryside, the property enjoys the best of rural living-peace, privacy, and picturesque surroundings-while remaining conveniently located just minutes from local amenities.

An exceptionally rare opportunity to acquire this beautifully modernised yet characterful Georgian family residence, where timeless architectural features are seamlessly blended with refined contemporary design. Set amidst open countryside, the property enjoys the best of rural living-peace, privacy, and picturesque surroundings-while remaining conveniently located just minutes from local amenities including a Tesco Metro, Roose train station, and the renowned Clarkes Hotel and Restaurant at Rampside. The area is rich with scenic walks, wildlife, and sweeping sea and field-side views, offering a truly idyllic lifestyle. The property occupies a prominent yet private position on Rampside Road, just before the roundabout leading to Roa Island, Rampside Village, and the coastal route towards Ulverston. Set well back from the road, the home has a long driveway that can accommodate up to six cars which leads to a charming rear courtyard. Here you will find a detached garage with adjoining outbuilding, formerly the coach house and hay loft, adding further character and potential. Generous lawned gardens wrap around the property, creating a variety of tranquil spaces to relax, entertain, and enjoy the surrounding countryside. The ground floor welcomes you through an entrance vestibule into a grand reception hallway, providing access to the majority of the principal rooms, the cellar, and the elegant staircase rising to the first floor. The main family lounge features a beautiful bay window and an impressive open cast iron fireplace with granite hearth and oak-stained surround, creating a warm and inviting focal point. Adjacent is a second reception or dining room, also benefitting from a bay window overlooking the front aspect. Further along the hallway is a cloakroom/WC, a utility area, and the stunning farmhouse-style kitchen, complete with an excellent range of base and wall units, store cupboards with plate racks, a feature island, and a range cooker-perfect for family life and entertaining. From the kitchen there is access to a charming snug with traditional fireplace, as well as a delightful sun room enjoying private views across the side garden. The rear vestibule provides access to both the courtyard garden and the boiler room, while the cellar offers excellent additional storage and would serve perfectly as a wine store. To the first floor, the spacious landing leads to four bedrooms and the family bathroom. The principal bedroom enjoys distant sea views and benefits from a dressing room and a luxurious five-piece en-suite bathroom with vaulted ceiling. Each of the

remaining bedrooms possesses its own unique character and outlook, while the beautifully appointed family bathroom features a bath, separate shower cubicle, WC, and wash hand basin. A further staircase from the landing rises to the rooms within the roof, offering versatile additional accommodation ideal for extra bedrooms, playrooms, studios, or home offices. Completing this impressive home are a gas central heating system and double glazing, ensuring comfort and efficiency throughout.

Accessed through an Accoya wood door into:

ENTRANCE VESTIBULE

Entrance door and door to:

HALLWAY

Doors to lounge, dining room, kitchen, utility room, rear vestibule and cloaks/WC. Stairs to first floor.

LOUNGE

17' 5" x 12' 0" (5.31m x 3.66m)

Double glazed bay window to front, original style



















cast iron fireplace, contemporary décor with coving and radiator.

DINING ROOM/SITTING ROOM

18' 3" x 11' 8" (5.56m x 3.56m)

Coal effect living flame gas fire set in original style surround, traditional décor with coving, radiator and double glazed bay window to the front.

KITCHEN/BREAKFAST ROOM

14' 3" x 12' 0" (4.34m x 3.66m)

Fitted with a range of base, wall and drawer units with granite and wooden worktops incorporating one and a half bowl sink with drainer, mixer tap and brick set splash back tiling to the range cooker. Dishwasher, fridge, freezer, tiled flooring, radiator and French doors to the sun room. Door to:

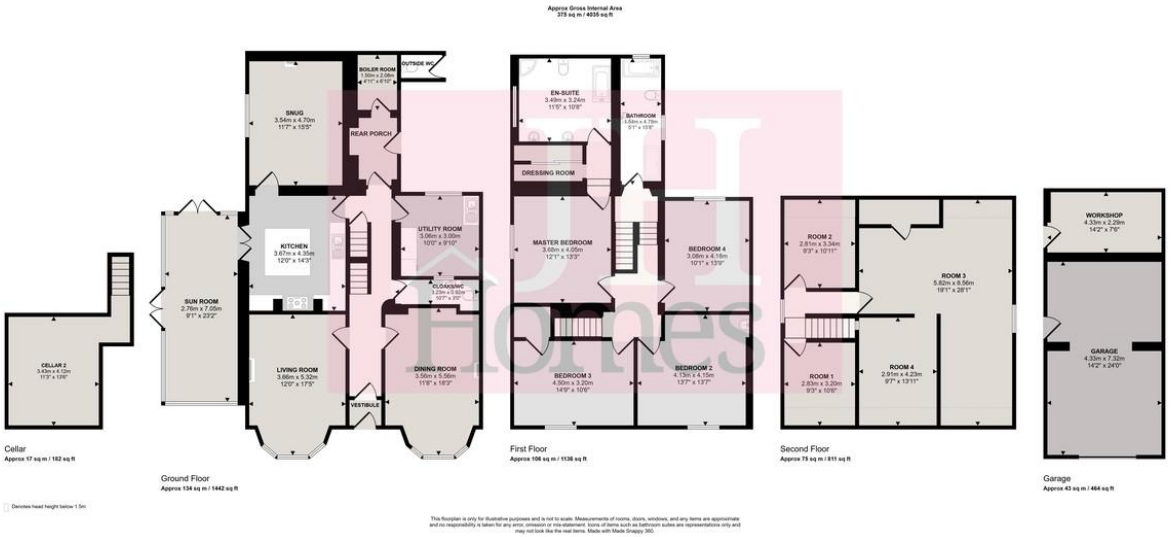
SNUG

15' 5" x 11' 7" (4.7m x 3.53m)

Multifuel burner with slate plinth, double glazed window to the side and radiator.

SUN ROOM

23' 2" x 9' 1" (7.06m x 2.77m)



Call us on
01229 445004

contact@jhhomes.net
www.jhhomes.net/properties

GENERAL INFORMATION

TENURE: Freehold
COUNCIL TAX: G
LOCAL AUTHORITY: Westmorland and Furness Council
SERVICES: Add text here
PLEASE NOTE: Add text here

DIRECTIONS:

Proceeding out of Ulverston along the Coast Road, continue past Bardsea, Baycliff and then Aldingham, heading past Newbiggin towards Rampside. Turn right at the roundabout onto Rampside Road and the property is on your left-hand side. It can also be found by using the following ''What Three Words'': https://w3w.co/smirking.captions.plunge



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.