



## Old Gospel Hall Sandside

Kirkby-In-Furness, LA17 7UA

Offers In The Region Of £250,000



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# Old Gospel Hall Sandside

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## Offers In The Region Of £250,000



*A rare opportunity to acquire a truly one-of-a-kind property and an excellent investment or rental opportunity. This beautifully converted former church, located in the heart of Kirkby, offers charm, character, and individuality in abundance. Lovingly transformed by its current owner into a stunning barn-style home, the property seamlessly blends original features with modern comforts. Perfect for those seeking something a little different, whether as a unique residence or a high-demand rental, this exceptional home must be seen to be fully appreciated.*

Step into the welcoming Reception Room One, where character and comfort combine. Featuring a stylish HETAS-approved wood burner as a cosy focal point, the room is finished with high-quality LVT flooring, offering both durability and a contemporary feel.

Moving through to the Kitchen, you'll find a modern space designed with both style and functionality in mind. Fitted with sleek grey shaker-style units, the kitchen boasts a single oven, an induction hob, and an integrated fridge-freezer. Two Velux windows – positioned at the front and rear – flood the room with natural light, creating a bright and airy atmosphere perfect for cooking and dining.

The Main Bedroom is a standout feature of the home, offering double doors that open out onto a charming bay with a Juliet glass balcony – perfect for enjoying peaceful views and fresh air.

There are a further bedroom, ideal for family, guests, or home office use, as well as a well-appointed Family Bathroom, completing the internal accommodation with practicality and style.

### Reception One

20'2" x 21'8" (6.16 x 6.62)

### Kitchen

22'0" x 7'4" (6.71 x 2.24)

### GF WC

2'7" x 5'10" (0.79 x 1.79)

### Bedroom One

12'4" x 11'1" (3.78 x 3.39)

### Bedroom Two

12'0" x 9'0" (3.67 x 2.76)

### Bathroom

8'2" x 5'8" (2.5 x 1.73)



- Converted former Gospel Hall - Barn Conversion
  - Views across Duddon Estuary
  - No Chain
  - Ideal Investment / Rental Purchase

- Village Location
  - Rare Opportunity To Purchase.
  - Low Maintenance - No Garden Area
  - Council Tax Band C



## Road Map



## Terrain Map



## Floor Plan



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