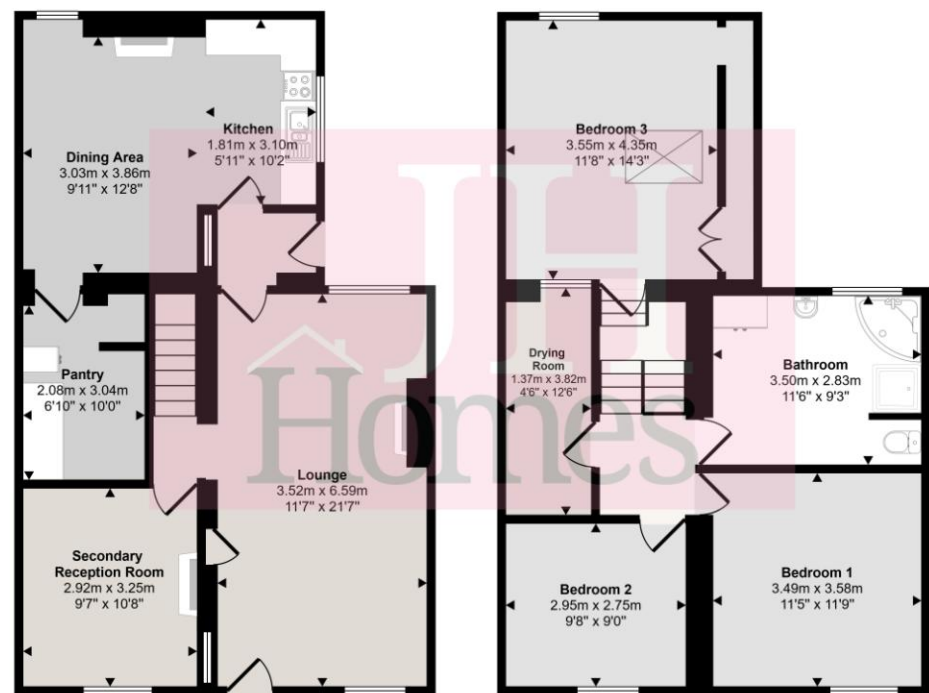


Approx Gross Internal Area
68 sq m / 732 sq ft



Ground Floor

First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

DIRECTIONS

Entering Barrow from Dalton, continue along Abbey Road with Furness General Hospital on your right. At the Strawberry Traffic lights, turn left into Hollow Lane, and go passed The Farmers pub on your left hand side. After Hector Street, turn left into Harrell Lane and the property can be found immediately on your left.

The property can be found by using the following "What Three Words" <https://w3w.co/bags.mobile.stays>

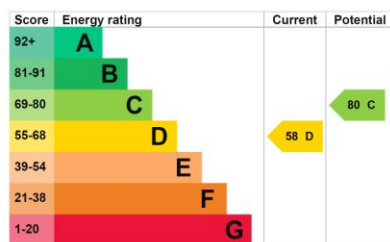
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: D

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains, gas, electric, water and drainage.



Estate Agency Act 1979

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of JH Homes has the authority to make any representation or warranty in relation to the property. All electrical appliances mentioned, power points or heating systems have not been tested by this office and therefore cannot be guaranteed to be in working order. All measurements are approximate in these details.



£250,000



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GARAGE & PARKING

Sandylands Farm, Harrell Lane,
Barrow-in-Furness, LA13 9LS

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Realistically priced Grade II Listed farmhouse located within the historic Newbarns Village. Situated within walking distance of a local Co-op shop, Schools, Barrow Sixth Form Collage and easy reach of Furness General Hospital and the beautiful Abbey Valley Walk. Benefitting from off road parking, ample gardens, garage access via Hector Street and quirky, yet spacious layout which is rich in original character and features including beams to the ceilings and plate racks. Having been well maintained by the current owner and includes gas central heating system, double glazing and comfortable living accommodation comprising of lounge, secondary reception room, rear porch and kitchen/diner, pantry to the ground floor and first floor with split level landing offering access to three double bedrooms, drying room and bathroom. Externally is a gated forecourt to the front with access to the entrance door, with date stone above, gated access driveway to side, outbuilding, lawned area and gate to further off-road parking and garage accessed via Hector Street. Early/vacant possession is available with no chain delay and viewings strictly by appointment. This is a fantastic and extremely rare purchase opportunity, particularly for the family home buyer, with early inspection strongly advised.



Accessed through a wooden door into:

LOUNGE

21' 7" x 11' 7" (6.58m x 3.53m)
Double glazed window to front, gas fire and surround, two radiators and open doorway to rear porch. Open door way leading to stairs to first floor and door to:

REAR PORCH

External door and further door to:

KITCHEN/DINER

15' 10" x 12' 8" (4.84m x 3.86m)
Kitchen Area
Fitted with a range of base, wall and drawer units with marble effect worktop over incorporating one and a half bowl sink and drainer, brass handles and splashback tiling. Space and point for gas cooker, space and plumbing for dishwasher and space and plumbing for washing machine. Double glazed window to side.
Dining Area
Gas fire with traditional style surround, double glazed window to rear and door to:

PANTRY

10' 0" x 6' 10" (3.05m x 2.08m)
Slate floor and counter, cupboard and wall cupboards.

SECONDARY RECEPTION ROOM

9' 6" x 10' 7" (2.92m x 3.25m)
Double glazed window to front, electric fire with feature surround, borrowed light window to lounge and radiator.

FIRST FLOOR LANDING

Split level landing with doors to all upper rooms.

BEDROOM

11' 9" x 11' 5" (3.58m x 3.48m)
Double room with double glazed window to front, traditional style, feature fireplace and radiator.

BEDROOM

9' 00" x 9' 8" (2.74m x 2.95m)
Double glazed window to front and radiator.



BEDROOM

14' 3" x 11' 8" (4.34m x 3.56m)
Further double room with double glazed window to rear, roof window, radiator and eaves storage.

DRYING ROOM

12' 6" x 4' 6" (3.81m x 1.37m)
Wall mounted boiler for the hot water and heating system.

BATHROOM

9' 3" x 11' 6" (2.82m x 3.51m)
Four piece suite comprising of WC, wash hand vanity basin, corner bath and shower cubicle. Radiator, airing cupboard housing the hot water tank and double glazed window to rear.

EXTERIOR

Externally there is a driveway, gardens which are of a good size and laid mostly to lawn with raised flower beds, outbuilding and detached garage.

GARAGE

Up and over door, side door and window with secondary driveway accessed from Hector Street.

