

FREEHOLD



THWAITE FLAT FARM, THWAITE FLAT, BARROW-IN-FURNESS, LA14 4QH

£495,000

FEATURES

Set Within A Peaceful Rural Location

Grade II Listed Farmhouse

Requires Updating, The Perfect Canvas For Sympathetic Restoration & Modernization

Entrance Porch & Two Spacious Reception Rooms

Kitchen, Utility & Conservatory

Free Flowing Accommodation

Four Bedrooms & Bathroom

Gardens

Shared Drive

Offered For Sale Having No Upper Chain



Off Road Parking



Set within a peaceful rural location, yet offering convenient access to Barrow and the A590, this charming Grade II listed farmhouse presents a wonderful opportunity for those looking to create a truly special home. Rich in character and history, the property retains many original features and offers generous living accommodation throughout. Whilst requiring updating, it provides the perfect canvas for sympathetic restoration and modernization, allowing a new owner to blend period charm with contemporary living. The accommodation currently comprises of four well-proportioned bedrooms, a family bathroom, kitchen, utility area and spacious lounge ideal for both relaxing and entertaining. A dining room adds further versatility, providing a light-filled space to enjoy views of the surrounding countryside. With its idyllic setting, characterful appeal, and exciting potential, this delightful farmhouse is an excellent opportunity to create a stunning rural residence tailored to your own taste and lifestyle.

Approached via a pathway with gardens to the front and accessed through a timber door into:

PORCH

Door to:

LOUNGE

19' 3" x 15' 11" (5.87m x 4.85m)

Character lounge featuring exposed ceiling beams and a striking fireplace housing an open fire that creates a warm and inviting focal point. The room is well proportioned with a front facing window, and traditional features are evident throughout with deep set windows and timber multipaned door. The space offers a versatile layout, ideal for relaxing while presenting excellent potential for personalization to suit individual taste. Double doors to:

DINING ROOM

19' 4" x 12' 4" (5.89m x 3.76m)

Separate from the main lounge, this nicely proportioned dining room is an ideal space for both formal dining and entertaining. Rich in character, the room features exposed ceiling beams, multipaned French doors opening into a conservatory and a front window with deep sill.

KITCHEN

19' 4" x 13' 1" (5.89m x 3.99m)

Fitted with a range of traditional base, wall and drawer units with worktop over incorporating one and a half bowl sink with drainer, mixer tap and splash back tiling. Inset cooking area with decorative brick arch detail, exposed ceiling beams and a window to the front with outlook towards the garden. Whilst functional and usable in its

current form, the kitchen requires modernisation, offering scope for a purchaser to update and create a stylish space tailored to their own taste. Open access to utility area.

FIRST FLOOR LANDING

Access to four bedrooms and family bathroom.

BEDROOM

19' 1" x 10' 3" (5.82m x 3.12m)

Spacious bedroom benefitting from dual aspect windows allowing natural daylight and a fixed canopy with drapes over the bed.

BEDROOM

14' 10" x 8' 11" (4.52m x 2.72m)

Further double bedroom with wardrobes, deep set window and overhead light and power points.

BEDROOM

14' 10" x 9' 3" (4.52m x 2.82m)

Currently set up as a twin room offering a window, deep set sill and overhead light point.

BEDROOM

8' 0" x 9' 4" (2.44m x 2.84m)

Emulsion decor and overhead light point.

BATHROOM

Fitted with a corner bath, dual wash hand basin and WC. The room benefits from a window and offers generous layout with ample space for reconfiguration if desired. Whilst functional, the bathroom requires updating, giving the prospective purchaser scope to create a stylish space to their own specification.

EXTERIOR

Gardens to the front and rear with shared drive to the side.



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GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: E

LOCAL AUTHORITY: Westmorland and Furness Council

SERVICES: Mains water, electric and gas are all connected. Uses a septic tank.

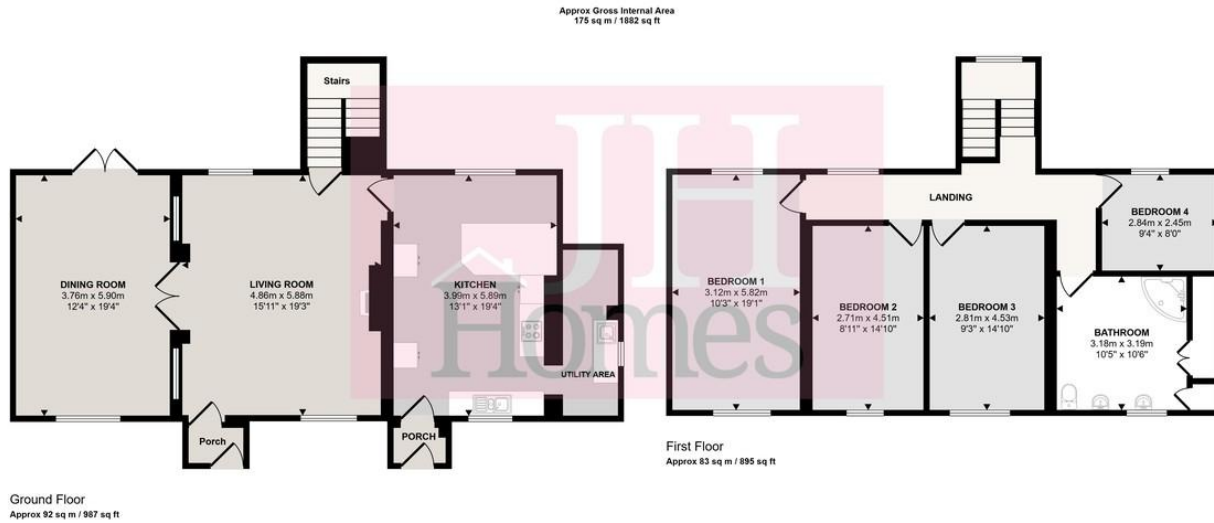
DIRECTIONS:

At Dalton roundabout, take the second exit onto the A590 and follow the road heading to Barrow. At the roundabout, take the first left and continue along the road. You will see a sign for Thwaite Flat on the left, take that road and proceed along to Thwaite Flat Farm.

The property can be found by using the following "What Three Words":

<https://www.ballroom.treetop.factually>

EPC TO FOLLOW



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.



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.