



## The Workshop Baldwin Yard

Dalton-In-Furness, LA15 8AX

Offers In The Region Of £250,000



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*This characterful detached barn conversion oozes charm and original features at every turn. Boasting vaulted ceilings, exposed beams and open plan living, this home offers a unique lifestyle like no other. In addition to the well proportioned interior, you can also reap the benefits of the attached garage and off road parking which is a valuable asset when living in the heart of the market town of Dalton.*

The spacious driveway provides access to the house and attached garage and offers space for off road parking. The home is constructed from stone with a traditional slate roof and stable door, creating a quaint cottage aesthetic. The entrance hall leads to both bedrooms. The Master bedroom is of an excellent size and finished with neutral décor and cream carpeting with exposed beams and cottage style natural wood doors. The Master bedroom benefits from an en-suite WC with two piece suite. The second bedroom is also a good double and has been finished in a co-ordinating style to the Master.

A timber spindled staircase ascends to the first floor where the space opens out in to a spacious open plan living kitchen area with galleried landing. The area boasts a vaulted ceiling with exposed beams and various skylight windows. The living area has been fitted with a gas fuelled 'wood burning' style stove. The kitchen has been fitted with a good range of white high gloss wall and base cabinets with laminate worktops and space for a washing machine and dishwasher. Integrated appliances include a fridge, freezer, single oven and four ring gas hob. The gallery landing offers additional space which is currently used as a study area. The family bathroom has been fitted with a three piece suite comprising a low level bath with electric shower, angular wall mounted sink and close couple WC with part tiling to the walls and floor.

### Entrance Hall

### Master Bedroom

12'9" x 15'8" (3.91 x 4.80 )

### En-Suite WC

3'1" x 5'1" (0.95 x 1.57 )

### Bedroom Two

12'1" x 8'6" (3.69 x 2.60 )

### Open Plan Kitchen Living

18'10" max x 16'0" max (5.75 max x 4.90 max )

### Family Bathroom

8'11" x 6'5" (2.72 x 1.96 )

### Attached Garage

9'5" x 22'7" (2.88 x 6.90 )

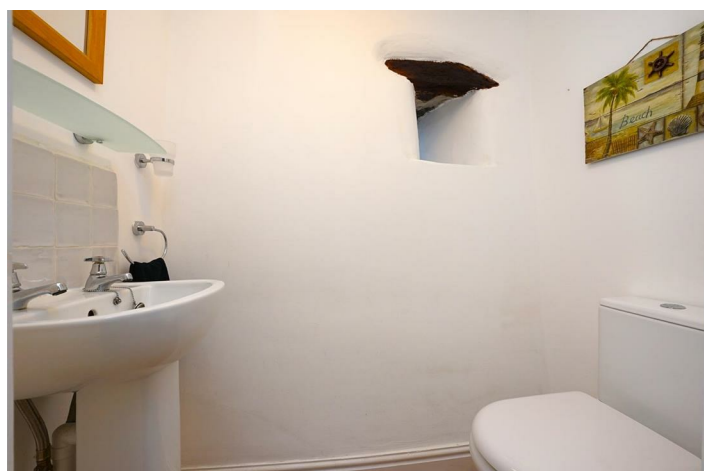
### Additional Information

There is a right of access across the driveway of this property for access only for neighbouring properties.



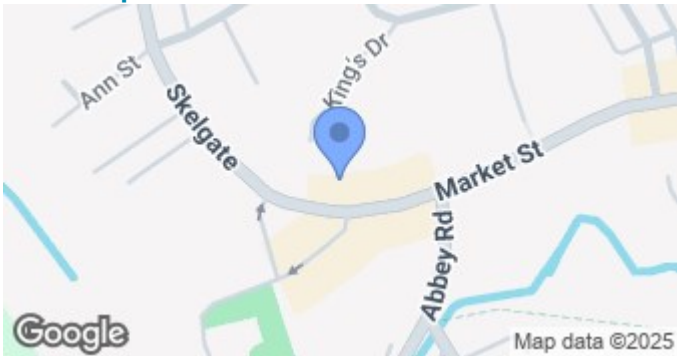
- Market Town Location
  - Vaulted Ceilings
  - Double Glazing
- Council Tax Band - B
  - Attached Garage

- Gas 'Wood burning' Effect Stove
  - Original Features
- Gas Central Heating
  - Open Plan Living
  - Close to Amenities





Road Map



Terrain Map



Floor Plan



Corrie and Co aim to sell your property, at the best possible price, in the shortest possible time. We have developed a clear marketing strategy, over many years, to ensure your property is exposed to all social media platforms, Rightmove, Zoopla and our own Corrie and Co website.

- We also offer:
- Professional Photography
  - Full promotion, throughout all our branches
  - Experienced, qualified, friendly staff
  - Full viewing service with feedback

To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services. We are local, family run business who are wholly independent which means we can recommend services to most suit your needs. Our aim is to provide quality advice and expertise at all times, so you can make an informed decision.

