

BEDROOM 1

12' 6" x 16' 7" (3.82m x 5.08m)

Double glazed large patio doors with double glazed windows leading to glass balcony with stunning views, built in wardrobes in eves, feature high ceiling with double glazed Velux window, eves storage both sides and a radiator

BEDROOM 2

12' 0" x 12' 1" (3.66m x 3.69m)

Feature shaped double glazed windows, laminate flooring, built in wardrobes, access to loft and a radiator

BATHROOM

Double glazed Velux window, fitted coloured bathroom with low level W.C, hand wash basin with mixer taps, panel enclosed bath with central mixer taps with shower over, feature coloured tiled splash area and access to pressurized water system

BEDROOM 4/STUDY

Double glazed window and a radiator

GARAGE X2

Both with up and over doors and power/lights

GARDEN

Extensive garden with paved turning area, ample parking, paved seating areas on split level parts of the garden, raised flower beds, large veggie plot with water tap, enclosed green house, summer house, orchard area with mature trees leading to a small enclosed paddock with

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.

fully fenced enclosed gate.

VIEWING

Key accompanied

Draft particular subject to client approval

AGENT NOTE

In order to be able to purchase a property in the UK, all agents have a legal requirement to conduct identity checks on all customers involved in the transaction to fulfil their obligations under anti money laundering regulations. Ross Estate Agencies outsource this check to a third party and an additional charge to purchasers will apply. Please contact the office for more details.

Anti-Money Laundering checks cost - £25.00 + VAT **
This is non refundable once the AML check has been carried out **

Tenure

Freehold

Council Tax Band

F

Contact Details

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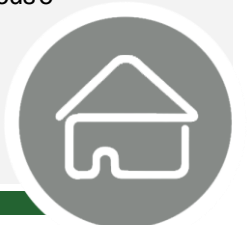
Estate Agencies



Askam View | Askam-in-Furness | LA16 7ER

Asking Price £625,000

- Stunning Detached Family Home
- Within Its Own Grounds And Small Paddock
- Stunning Views Towards Black Combe/Beaches
- Hall, Spacious Lounge, Dining Area
- Coloured Fitted Kitchen/Diner
- 3 Double Bedrooms, Family Bathroom, 4th Bedroom/Study
- Ground Floor Shower Room, CH/DG
- Ample Parking, 2 Garages, Summer House
- Mature Extensive Gardens Front/Rear
- Council Tax Band F





Property Description

This property definitely has the wow factor when it comes to views of Black Combe/Askam and coastal beaches. The property has mature gardens, orchard and a small paddock. The property boasts excellent family living accommodation which comprises of Jack 'n' Jill porch leading to entrance hallway with feature spindle stair case, spacious lounge with double doors with stunning views, feature Morso effect wood burner, open dining room, fitted coloured kitchen/diner with Belfast style sink/Aga cooker with double doors to rear garden, ground floor shower room ground floor 3rd bedroom and 4th bedroom/study. To the first floor the feature staircase/balustrade continues, with access to 2 further bedrooms with master having stunning double doors to the balcony which again the views are stunning and a fitted family bathroom. The property benefits from central heating, double glazing and double gates from the entrance, extensive drive taking you to the ample parking area, 2 garages, summer house, mature front garden with several paved seating areas to enjoy those views. There is also a veggie plot with a green house, orchard leading to the fenced/gated paddock. The property was built originally around 1932 however, substantial renovations and nearly a rebuild took place around 2003, which makes this property so unique and just a pleasure to put up for sale. Viewings are strongly recommended if your looking for something different but need space/land and somewhere to look at the views.

SERVICES

Gas, water, telephone, electric, drainage

LOCATION

<https://what3words.com/stalemate.anchors.fooling>

FRONT GARDEN

Extensive lawned area with plants/boarders/shrubs leading up to paved seating areas, raised flower beds, rockeries, fish pond, split level seating areas across the garden giving lots of different views across the bay

FRONTAGE

Extensive mature garden with drive way leading to the property with ample parking area, to the rear with large turning area, lovely front garden with mature plants/shrubs/trees, views towards Black Combe and coastal beaches, double glazed door to porch

PORCH

Double glazed windows, slate effect flooring, double glazed door, window to rear garden area and door to hallway

HALLWAY

Feature spindle stair case to first floor, Parque style flooring, under stairs storage, a radiator and doors to

LOUNGE

23' 0" x 18' 4" (7.03m x 5.60m)

Double glazed large patio doors/windows with stunning views towards Black Combe/Askam/coastal beaches, feature fire place with Morso style wood burner, a radiator and an open archway

DINING ROOM

11' 9" x 9' 7" (3.60m x 2.93m)

Double glazed windows with stunning views, oak effect flooring and a radiator

KITCHEN/DINER

20' 8" x 15' 8" (6.32m x 4.79m)

Double glazed doors, double glazed windows facing rear garden, fitted coloured shaker style wall and base drawer units with work tops to compliment, inset Belfast style sink unit with mixer taps, free standing AGA with double oven, 2 large circular hob, wine rack, 2nd sink with mixer taps, plumb for washer, free standing cooker, plumb for dishwasher, duct for tumble dryer, plate rack, tiled splash, tiled flooring and double glazed Velux windows

GROUND FLOOR SHOWER ROOM

Double glazed window, 3 piece suit low level W.C, hand wash basin with mixer taps/vanity unit, corner

shower cubicle with shower, towel rail/radiator and a partly tiled splash

GROUND FLOOR BEDROOM 3

8' 5" x 15' 5" (2.59m x 4.70m)

Double glazed window and a radiator

LANDING

Double glazed Velux window, spindle balustrade, a radiator and doors to

