

# ROSS

# Estate Agencies



Lots Road | Askam-in-Furness | Cumbria | LA16 7DF

- Detached Family Home
- Extensive Land, Gardens
- Excellent Family Living Accommodation
- Hall, 2 Reception Rooms, Dining Room
- Farm House Style Kitchen/Diner
- 4 Double Bedrooms, 2 Bathrooms
- Large Outbuildings, Stable Block

Offers In The Region £820,000

- Small Paddock, Gardens
- Extensive Gardens
- Council Tax Band D, Freehold



## Property Description

Well what a stunning property!!!

We are delighted to have the opportunity to bring to the market this stunning detached property with great outside gardens, small paddock, out buildings and a drive. The property is located on the outskirts of Askam, close to local amenities, transport links and Dalton/Barrow. The property offers great views of the local countryside and is well presented and tastefully decorated throughout. On entering the property on the extensive drive, you drive past the private stable block/tack room, large out buildings to the extensive parking for many cars. There's a small paddock to the front/side/rear. The property offers great family living accommodation comprising off entrance hall are giving access to a study area, spacious lounge, farmhouse style kitchen/diner, dining room, sitting room, 2 double bedrooms and a bathroom.

To the first floor, the property offers 2 further double bedrooms with master having a Juliet style balcony, family bathroom with free standing bath. The properties utility offers Calor gas heating, double glazing and a septic tank. The property also has extra land leading along the roadside to the bridge which belongs to this property (waiting land registry details). The property would suit a variety of buyers including small business owners, anyone who loves the outside and animals as there is plenty of space for a small holding type of property. Viewing is highly recommended to appreciate size, standard and views on offer. Viewings by appointment only with Ross Estate Agencies.

### SERVICES

Calor gas, electric, water and septic tank

### EXTENSIVE DRIVE

Access to small paddock, extensive lawned area, leading to front garden with lawned area, raised garden, seating area, extensive parking area, side garden and a septic tank.

### FRONTAGE

Double glazed front door

### VESTIBULE

**7' 10" x 3' 2" (2.40m x 0.98m)**

Tiled flooring, door to

### OFFICE AREA

Laminate flooring, door to hallway

### HALLWAY

Oak effect flooring, radiator, under stairs storage, spindle stair case to 1st floor, coved ceiling and doors to

## LOUNGE

**14' 7" x 23' 0" (4.47m x 7.03m)**

Double glazed bay window, double glazed patio doors, feature fire surround with wood burner style fire, a storage cupboard, a radiator and a tv point.

## DINING ROOM

**13' 5" x 11' 10" (4.09m x 3.62m)**

Double glazed window and a radiator

## SITTING ROOM

**15' 8" x 11' 8" (4.78m x 3.58m)**

Double glazed patio doors, a radiator and a tv point

## KITCHEN/DINER

**19' 3" x 14' 0" (5.88m x 4.28m)**

Double glazed window, fitted farmhouse style kitchen with base units with worktops to compliment, glass display unit, inset 1 and a half bowl sink unit with mixer taps, integrated plumb for washer, fridge/freezer, gas/electric fan range master cooker with 6 hobs, double ovens, plate warmers, slate style flooring and doors to

## LANDING

Access to loft, doors to

## BEDROOM 1

**29' 1" x 11' 8" (8.89m x 3.57m)**

Double glazed doors/windows with Juliet style balcony with open countryside views and 2 radiators

## BEDROOM 2

**14' 6" x 12' 9" (4.42m x 3.91m)**

Double glazed window with countryside views, a radiator and a tv point

## GROUND FLOOR BATHROOM

Double glazed frosted window, 3 piece low level suite, W.C , hand wash basin with taps, panel enclosed bath with shower over, tiled walls, tiled flooring, paneled ceiling and a radiator

## BEDROOM 3

**12' 8" x 9' 10" (3.88m x 3.00m)**

Double glazed bay window, double glazed window and a radiator

## BEDROOM 4

**12' 11" x 12' 7" (3.96m x 3.84m)**

Double glazed window





### **BATHROOM**

Double glazed Velux window, 3 piece suite, low level W.C, feature hand wash basin with taps, roll top free standing bath with telephone style taps and shower head, tiled walls, tiled flooring and a radiator

### **OUT BUILDING/GARAGE**

**24' 0" x 38' 5" (7.34m x 11.71m)**

Large open building/ garage workshop

### **STABLE BLOCK 1**

**14' 4" x 14' 2" (4.39m x 4.33m)**

### **STABLE BLOCK 2**

**14' 5" x 19' 11" (4.41m x 6.08m)**

### **STABLE BLOCK 3**

**14' 9" x 14' 1" (4.50m x 4.31m)**



### **TACK ROOM**

**8' 10" x 13' 1" (2.70m x 4.00m)**

Double glazed window

### **VIEWINGS**

Viewings by appointment only with Ross Estate

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## Tenure

Freehold

## Council Tax Band

D

## Viewing Arrangements

Strictly by appointment

## Contact Details

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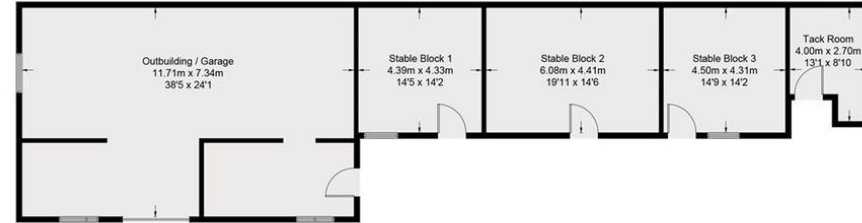
[sales@rossestateagencies.co.uk](mailto:sales@rossestateagencies.co.uk)

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Approximate Gross Internal Area = 217.3 sq m / 2339 sq ft  
Outbuildings = 162.5 sq m / 1749 sq ft (Including Garage)  
Total = 379.8 sq m / 4088 sq ft



(Not Shown In Actual Location / Orientation)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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