



## The Former Stagger Inn Long Lane

Barrow-In-Furness, LA13 0NN

Vacant former gastro restaurant and public house with accommodation. Prominently positioned midway between Ulverston and Barrow, adjacent to the village green. Detached, Lakeland-style stone-built property offering traditional charm with some updates, now requiring renovation. Enclosed and established rear garden. Excellent redevelopment opportunity for a home, subject to planning.

**Offers In The Region Of £375,000**

# The Former Stagger Inn Long Lane

Barrow-In-Furness, LA13 0NN



- Former Gastro Pub
- Exciting Potential
- Accommodation to Upper Floors
- No Chain
- Village Location
- Enclosed Rear Garden
- Traditional Lakeland Stone Build
- Open Aspects of Village Green
- Off Road Parking
- VAT is Payable on Commercial Purchase

## Entrance Porch

## Lounge / Bar

30'6" x 32'9" (9.30 x 10.0)

## Rear Hall

extends to 14'9" (extends to 4.50)

## Side Lounge / Dining Room

27'2" x 21'3" (8.30 x 6.50)

## Kitchen

14'1" x 28'2" (4.30 x 8.60)

## Open Plan Area / Room

30'2" x 20'4" (9.20 x 6.20)

## First Floor Landing

extends to 14'5" (extends to 4.40)

## Inner Room

12'9" x 9'2" (3.90 x 2.80)

## Room Two

12'1" x 16'4" (3.70 x 5.00)

## Room Three

14'9" x 15'1" (10'9") (4.50 x 4.60 (3.30))

## Kitchenette

7'10" x 9'6" (2.40 x 2.90)

## Second Floor Landing

extends to 20'8" (extends to 6.30)

## Room Four

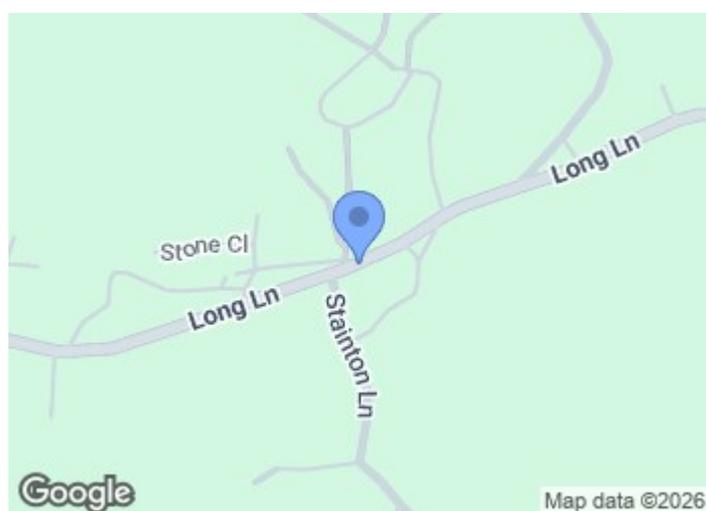
9'10" x 9'10" (13'9" to eaves) (3.0 x 3.0 (4.2 to eaves))

## Room Five

10'5" x 8'10" (14'5" to eaves) (3.20 x 2.70 (4.40 to eaves))

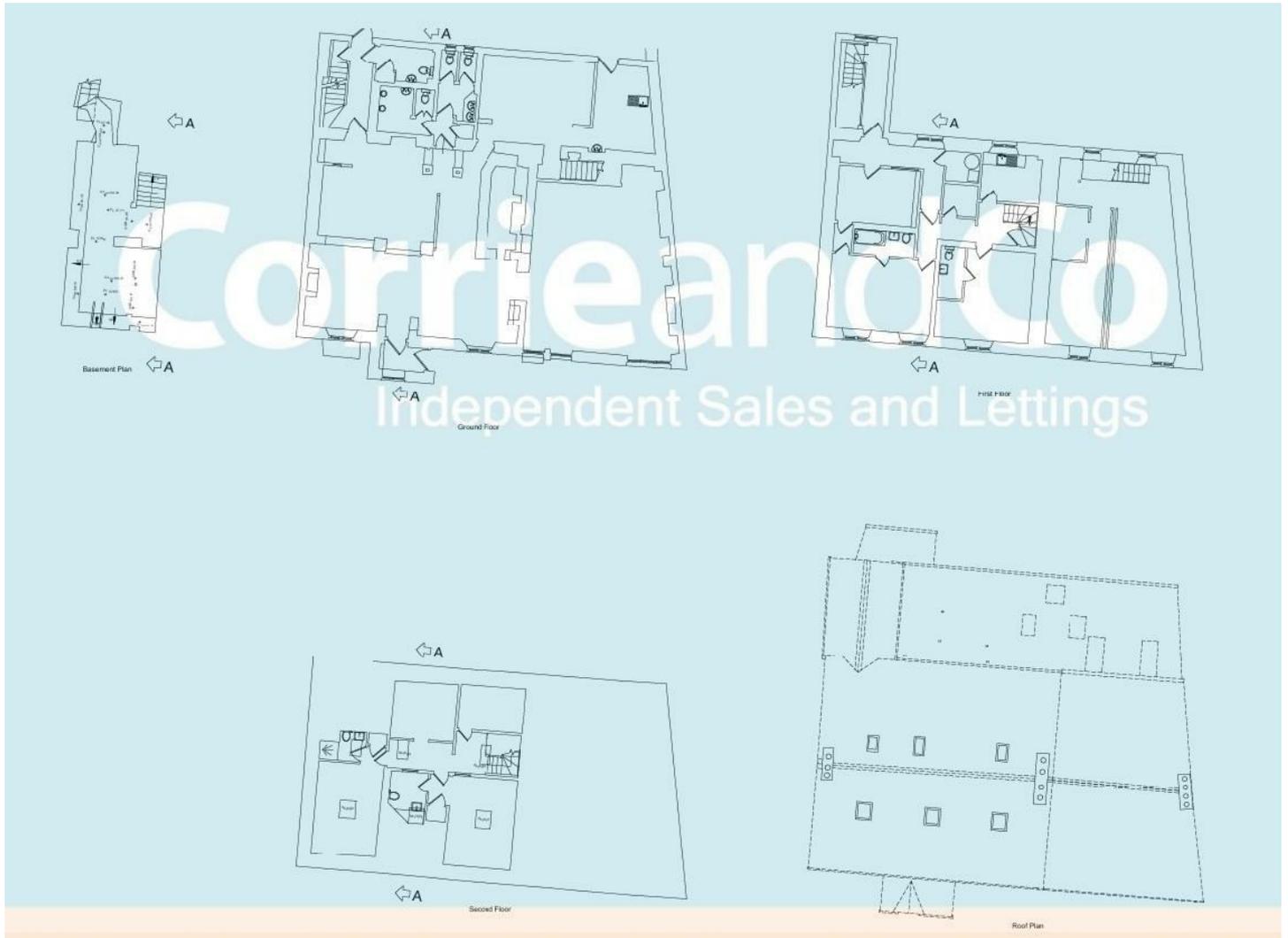
## Cellar / Basement

29'6" x 13'1" (restricted head height)  
(9.0 x 4.0 (restricted head height))





## 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 to ensure that your property is fully exposed to the local, regional and national market place and we are confident that we can provide a marketing service second to none. Our Sales Team offer:

- Full colour contemporary sales literature with floorplans
- A full programme of local / regional advertising and promotion on the Corrie and Co and Rightmove websites
- 24/7 promotion in our Barrow, Ulverston and Millom offices
- Professional viewing service and prompt feedback
- Experienced, friendly staff
- Eye catching 'For Sale' board

To ensure your move is looked after, we can help you with an Energy Performance Certificate and arrange a free mortgage and finance review. We also provide a competitive No Sale – No Fee conveyancing service with well known and trusted local solicitors. Our valuation and sales advice is impartial, completely free with no obligation.

Unlike many High Street Estate Agency chains, Corrie and Co are wholly independent and can therefore recommend the mortgage and lender that is most suitable for your needs. Our aim is to provide quality advice and expertise at all times so that you can make an informed decision every step of the way.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Standard	Current	Standard
101-155 kWh/m <sup>2</sup> A	92-120 kWh/m <sup>2</sup> A	101-155 g/m <sup>2</sup> A	92-120 g/m <sup>2</sup> A
81-100 kWh/m <sup>2</sup> B	71-90 kWh/m <sup>2</sup> B	81-100 g/m <sup>2</sup> B	71-90 g/m <sup>2</sup> B
61-80 kWh/m <sup>2</sup> C	51-70 kWh/m <sup>2</sup> C	61-80 g/m <sup>2</sup> C	51-70 g/m <sup>2</sup> C
41-60 kWh/m <sup>2</sup> D	31-50 kWh/m <sup>2</sup> D	41-60 g/m <sup>2</sup> D	31-50 g/m <sup>2</sup> D
21-40 kWh/m <sup>2</sup> E	11-30 kWh/m <sup>2</sup> E	21-40 g/m <sup>2</sup> E	11-30 g/m <sup>2</sup> E
1-20 kWh/m <sup>2</sup> F	1-10 kWh/m <sup>2</sup> F	1-20 g/m <sup>2</sup> F	1-10 g/m <sup>2</sup> F
0-20 kWh/m <sup>2</sup> G	0-10 kWh/m <sup>2</sup> G	0-20 g/m <sup>2</sup> G	0-10 g/m <sup>2</sup> G

Not energy efficient - higher running costs  
Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC  
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