



Garth Nook Soutergate

Kirkby In Furness, LA17 7TW

Offers In The Region Of £625,000



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Nestled in the picturesque village of Soutergate, near Kirkby-in-Furness, this beautifully presented property offers a perfect blend of charm, space, and versatility. The main house boasts four bedrooms, mature gardens, a garage, and off-road parking, providing an inviting family home with plenty of character. Complementing this is a delightful two-bedroom cottage, with its own private entrance, living area, kitchen, bathroom, garden, and parking - ideal for accommodating guests, extended family, or even as a holiday retreat. Together, they create a unique and flexible home in a sought-after village setting.

The main house offers generously proportioned accommodation, perfect for family living. Entering through the hallway, you are greeted by a traditional ground floor WC. From here, the hallway leads into two inviting reception rooms. The lounge is particularly bright, with dual-aspect windows and French doors that open seamlessly onto the garden, while a charming fireplace with an open fire provides a welcoming focal point.

Opposite, the second lounge overlooks the patio, offering a cosy space to relax, complete with a stylish log burner. Stepped access leads into the kitchen, an impressive and spacious hub with ample room for a central dining table. The kitchen features attractive coloured panelled units, timber work surfaces, tiled walls, and contrasting wall-mounted cabinets, along with integrated appliances. There is also a generous space for a range-style cooker with a concealed hood above.

Upstairs, the first-floor landing provides access to four bedrooms, including two large doubles and two smaller rooms. The family bathroom is beautifully appointed with a four-piece suite, featuring a roll-top bath with a handle held shower attachment, a separate shower cubicle, and a vanity.

The attached annexe offers independent living with its own private entrance, opening into a hallway and a modern kitchen. A connecting door links the annexe to the main house via the kitchen/dining area. The inner hallway includes a WC beneath the staircase.

The annexe's living room is bright and welcoming, with neutral décor, ample space for a dining table, and a comfortable lounge area. The kitchen is stylishly finished with cream panelled units, contrasting laminate work surfaces, an integrated oven with gas hob, a single drainer sink, washing machine plumbing, and space for an upright fridge freezer. Upstairs, the first-floor landing leads to two double bedrooms with built-in wardrobes and a contemporary bathroom with a four-piece suite, including a panelled bath, WC, wash hand basin, and a separate shower cubicle.

Annex

Reception

15'11" x 15'9" (4.87 x 4.82)

Kitchen

11'0" x 6'8" (3.37 x 2.04)

Downstairs wc

Bedroom front

7'6" x 16'5" (2.30 x 5.01)

Bedroom

7'5" x 13'11" (2.28 x 4.25)

Bathroom

7'3" x 9'1" (2.23 x 2.79)

Main house

entrance hallway (entrance hallway)

Reception

12'11" x 15'10" (3.95 x 4.85)

Wc

6'3" x 2'8" (1.91 x 0.83)

Reception

12'11" x 14'9" (3.94 x 4.52)

Kitchen diner

14'8" x 13'3" (4.49 x 4.05)

Bedroom one

15'1" x 12'11" (4.61 x 3.95)

Bedroom

11'5" x 12'11" (3.50 x 3.95)

Bedroom

8'4" x 8'5" (2.55 x 2.57)

Bedroom

7'2" x 7'6" (2.20 x 2.29)

Bathroom

6'2" x 16'5" max 7'5" min (1.90 x 5.02 max 2.28 min)

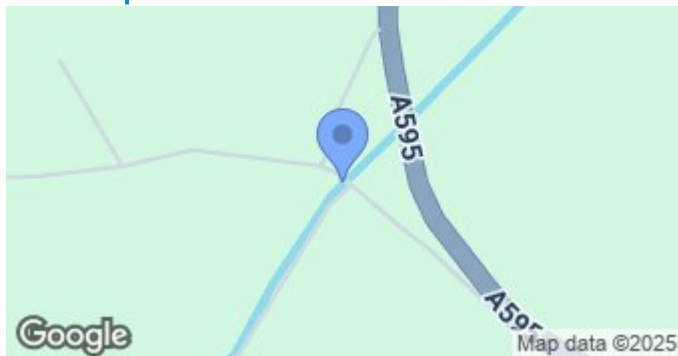


- Spacious 4 Bedroom House
 - Modern Bathrooms
 - Located in Soutergate
 - Charming Village Setting

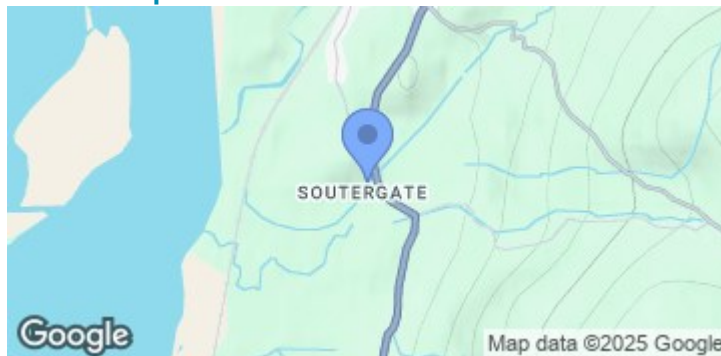
- Separate 2 Bed Annex
- Cosy Reception Rooms
- Close to Local Amenities
 - Council Tax Band D



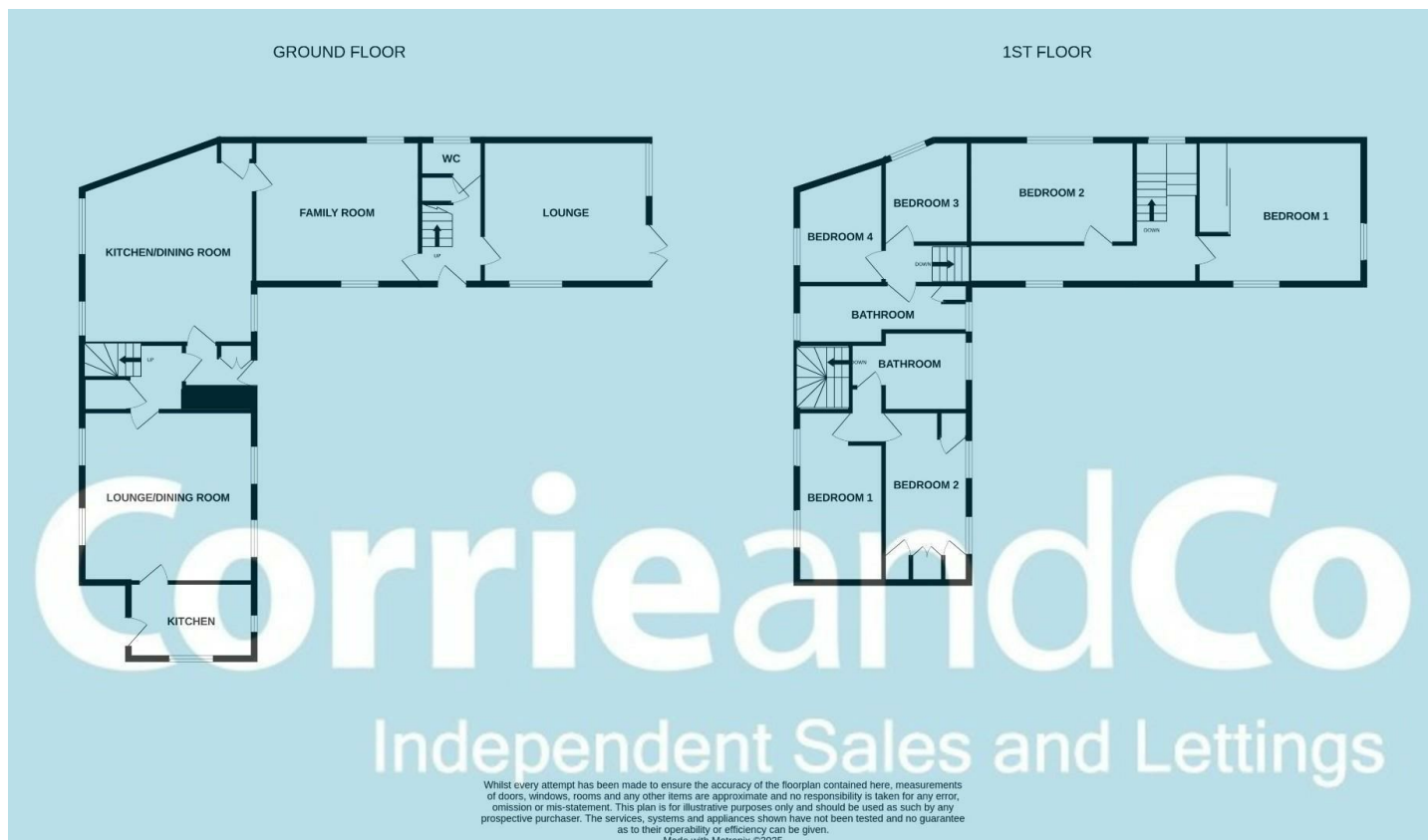
Road Map



Terrain Map



Floor Plan



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To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services. Ask for further information.

