



## Headgate Barn

Kirkby-In-Furness, LA17 7TN

Offers In The Region Of £525,000



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*A truly stunning three bedroom cottage, idyllically positioned within a quiet hamlet in the highly sought-after village of Kirkby-in-Furness. This beautifully renovated home has been thoughtfully upgraded to an exceptional standard, seamlessly blending contemporary comfort with an abundance of original, characterful features throughout. The property offers cosy yet generously proportioned accommodation, creating a warm and inviting atmosphere ideal for family living. Externally, there are delightful gardens enjoying open countryside views and extending towards the channel, providing a peaceful and picturesque setting. Further benefits include an integral garage and courtyard parking. Set in a tranquil location, this charming cottage presents a rare opportunity to acquire a unique and beautifully finished home in an enviable rural position.*

Step into the warm and welcoming entrance hall, with exposed feature brick wall, which immediately sets the tone for this beautifully presented home and provides access to the versatile ground floor accommodation.

The family lounge is a standout feature, recently finished to a superb standard. This generous space boasts an impressive vaulted ceiling with exposed beams and Velux windows, enhancing the sense of light and height. French doors open directly onto the garden, while a wood-burning stove set on a stone hearth creates a cosy focal point. Characterful exposed brickwork further adds to the charm of this room.

The heart of the home is the impressive open-plan kitchen and dining area. The newly fitted kitchen features striking stone shade base and wall units complemented by granite worktops and a classic Belfast sink. A Quooker boiling water tap, underfloor heating via a dry system, and a comprehensive range of integrated appliances ensure both style and practicality. The spacious dining area is set just off the kitchen and offers ample room for a large dining table as well as sofa seating, making it ideal for entertaining. Velux windows flood this space with natural light, creating a bright and inviting atmosphere. A ground floor WC is conveniently located nearby.

There are also two flexible rooms currently utilised as a play room and a home office. Both offer excellent versatility and could easily be used as additional bedrooms or further reception rooms to suit a variety of lifestyles.

To the first floor, there are three well-proportioned double bedrooms, all tastefully and recently decorated to a high standard. The accommodation is completed by a stunning, recently fitted family bathroom, designed in a traditional style. The four-piece suite comprises an impressive walk-in shower with a waterfall shower head, a wash hand basin set within a vanity unit, a WC, and a freestanding oval bath with telephone-style shower attachment. Exposed ceiling beams add further character to this elegant space.

Externally, the property enjoys a private, enclosed garden with breathtaking views across open fields and towards the Bay, providing a peaceful and scenic setting for outdoor living. An integral garage offers both internal and external roller door access, adding further convenience and storage options.

### Entrance Hall

22'2" x 5'10" (6.764 x 1.793)

### Lounge

13'10" x 15'7" (4.221 x 4.761)

### Dining Room

16'3" x 17'1" (4.965 x 5.225)

### Kitchen

14'1" x 8'4" (4.313 x 2.563)

### Study

10'10" x 10'10" (3.317 x 3.307)

### Play Room

10'6" x 11'1" (3.201 x 3.400)

### Ground Floor WC

3'2" x 5'0" (0.974 x 1.549)

### Landing

19'2" x 6'1" (5.853 x 1.858)

### Master Bedroom

10'0" x 11'3" (3.068 x 3.440)

### Bedroom Two

10'7" x 11'1" (3.248 x 3.387)

### Bedroom Three

7'10" x 10'2" (2.409 x 3.111)

### Bathroom

6'10" x 11'5" (2.093 x 3.493)

### Garage

17'6" x 7'11" (5.354 x 2.427)

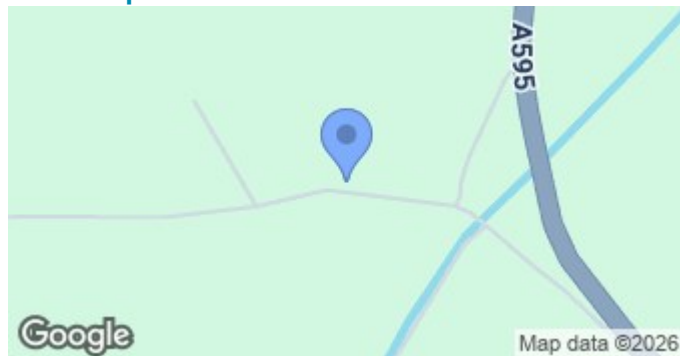




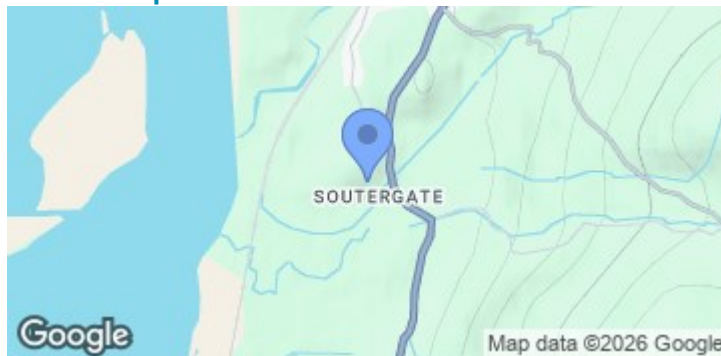
- Recently Renovated to a Stunning High Standard
  - Idyllic, Quiet Hamlet Location
    - Ground Floor WC
    - Gas Central Heating
  - Countryside & Channel Views
- Ideal Family Home
  - No Upper Chain
  - Integral Garage
- Characterful Features Throughout
  - Council Tax Band - E



Road Map



Terrain Map



Floor Plan

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