



## 2 Longlands Dalton In Furness LA15 8JF

**Offers In The Region Of £650,000**

This impressive semi-detached property offers a unique lifestyle opportunity, combining comfortable living with extensive outdoor facilities. Set in a picturesque rural location with scenic field views, the property includes four separate barns, two paddocks, and a well-maintained arena - ideal for equestrian use or hobby farming. With plenty of space, versatility, and stunning surroundings, this home is perfect for those seeking a blend of countryside living and practical outdoor amenities.





## Main House

### Entrance Hall 4'3" x 3'0"

### Reception One 10'9" x 9'9"

The first reception room is a cosy and inviting space, featuring warm brown carpets and neutral-toned walls that create a calming, versatile backdrop. It offers open access into the second reception room, allowing for a natural flow between the two areas and enhancing the sense of space and connectivity within the home.

### Reception Two 16'0" x 13'11"

The second reception room continues the warm and cosy atmosphere, featuring matching brown carpets and neutral walls for a cohesive look. A standout feature is the charming brick wall fireplace, complete with a multi-fuel burner and a wooden mantle surround, adding character and a rustic touch. This inviting space also offers direct access to the kitchen, making it both functional and ideal for family living or entertaining.

### Kitchen-Diner 19'5" x 14'2"

The kitchen diner, located in the extension, is a bright and spacious area combining practicality with farmhouse charm. It features wood-style wall and base units, cream tiled flooring, and striking brown granite-effect work surfaces. Three skylights flood the room with natural light, enhancing the airy feel. There's ample room for freestanding appliances and a generous sized seating area, making it a perfect space for both everyday family meals and entertaining.

### Rear Entrance 9'3" x 4'4"

### Ground Floor Shower Room 9'5" x 3'9"

A small rear hall off the kitchen provides convenient access to a ground floor shower room and a separate study. The shower room is well-appointed with a WC, pedestal sink, and a shower, all set against fully tiled floors and walls for a clean, modern finish. A skylight above brings in natural light, adding to the fresh and functional feel of the space.

### Study 9'6" x 7'5"

The study is a versatile and convenient space, ideal for home working or additional storage. It features built-in wardrobes for practical organisation, as well as modern spotlights that provide bright, focused lighting. This room adds valuable flexibility to the home, easily adapting to a range of uses.

### Bedroom One 10'10" x 10'3"

Up on the first floor are two bedrooms and a family bathroom. The first bedroom, located at the front of the property, is a comfortable double-sized room featuring built-in storage, brown carpets, and neutral walls.

### Bedroom Two 8'11" x 7'4"

Bedroom two is a well-proportioned single room located at the rear of the property. It features crisp white walls complemented by a stylish grey panelled feature wall, offering a modern touch. Despite its single size, the room still provides ample space for additional furniture, making it a practical and attractive space.

### Bathroom 9'0" x 5'2"

The modern fitted bathroom features a sleek and stylish design, comprising a full-size bath and a grey shaker-style vanity unit housing both the WC and sink. The space is finished with fully tiled floors and walls, offering a clean, contemporary look that's both practical and elegant.



### Bedroom Three 13'11" x 10'5"

The second floor offers two additional rooms, providing extra flexibility and space. Bedroom three, situated at the front, features two skylights that fill the room with natural light. It is finished with beige carpeting and neutral walls, creating a calm and comfortable environment ideal for a bedroom or guest room.

### Bedroom Four 14'3" x 11'3"

Bedroom four is located at the rear of the second floor and features two skylights that brighten the space with natural light. It is finished with stone-coloured carpets and stylish grey walls, offering a modern and comfortable setting perfect for a bedroom, study, or hobby room.

### Externally

A lawned shared garden at the rear of the property features a neat, green grass area with a paved patio path offering pleasant outdoor space and easy entry to the rear of the home.

### Detached Garden

This property boasts a large, detached lawned garden offering plenty of outdoor space for relaxation and recreation.

### Barn One

The first barn is well-equipped for housing horses, featuring durable stone framing and stone walling for a robust, traditional appearance. It includes convenient lighting and power sockets positioned by the doorway, as well as self-feeding water troughs connected to the mains supply, ensuring a practical and functional space for equestrian use.

### Barn Two

The second and smallest barn is a practical space, ideal for storage or maintenance use. It features a steel frame with corrugated cladding for durability, and is equipped with lighting, power sockets, and an inspection pit—making it particularly suited for vehicle servicing or workshop activities.

### Barn Three

Barn three is a spacious, steel-framed structure with durable corrugated cladding. It is fitted with lighting, making it a versatile space suitable for a variety of agricultural or storage needs.

### Barn Four

Barn four is a traditional Dutch barn, ideal for general storage. It features a sturdy steel frame with corrugated cladding and is not connected to electricity or utilities, making it a straightforward, low-maintenance option for agricultural or equipment storage.

### Paddock One (To Left Of Property)

### Paddock Two (To Right Of Arena)

### Arena approx. 59'0" x 124'8"

The arena is a professionally constructed space, ideal for equestrian training or exercise. It features a high-quality surface made from silica sand and shredded plastic fibre, providing excellent footing and durability. Fully enclosed with wooden fencing, the arena is built on approximately 300 tonnes of hardcore and rubble to ensure a level and stable base, making it a reliable all-weather facility.











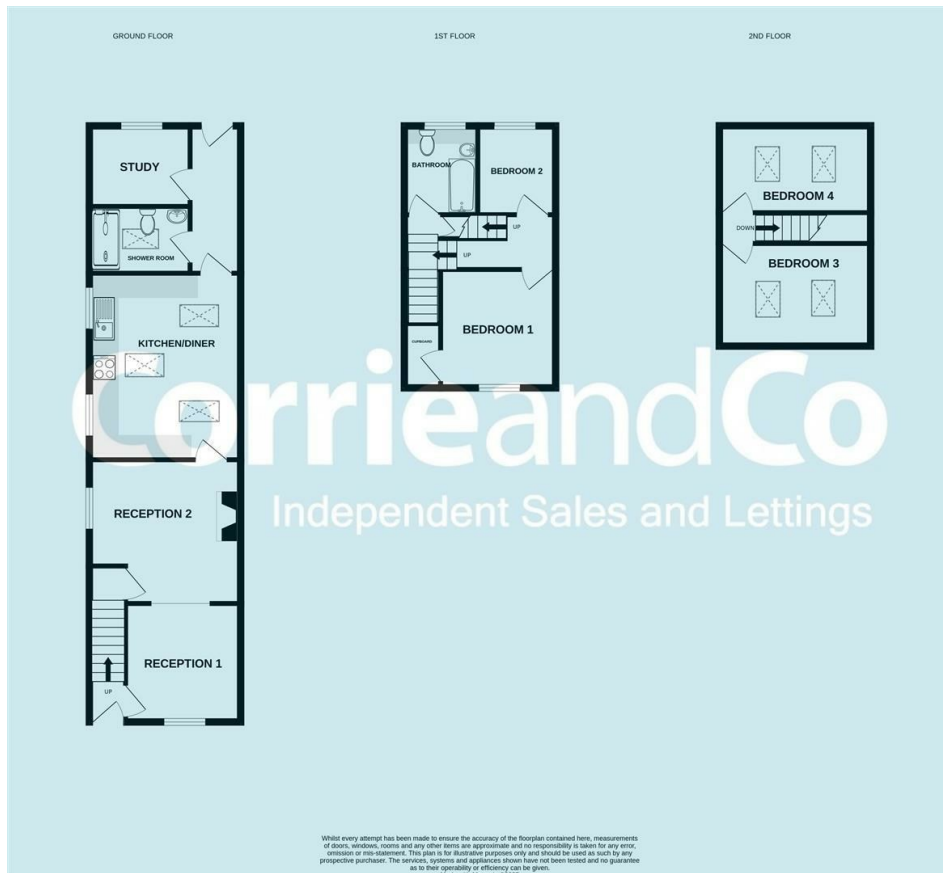












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