



Waver Farm, 91 Rampside

Barrow-In-Furness, LA13 0PY

Offers In The Region Of £395,000



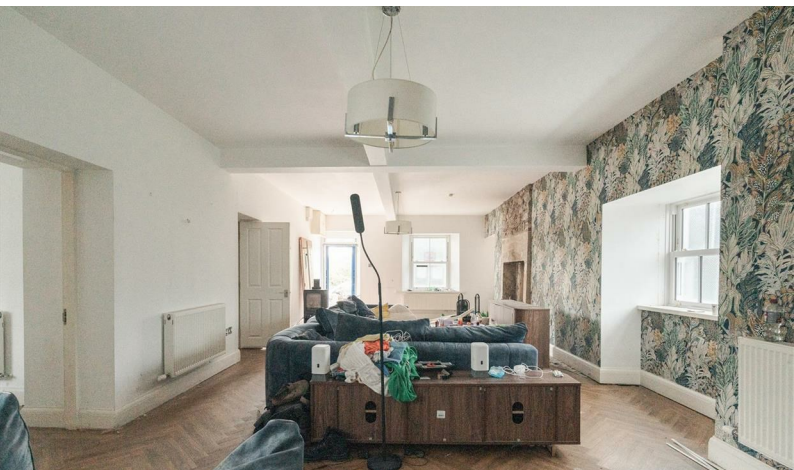
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Now available is this truly fantastic modern farmhouse, occupying a convenient, desirable and simply stunning location within the sought-after village of Rampside. This wonderful family home enjoys uninterrupted views across the naturally beautiful Morecambe Bay, whilst sitting within generous gardens featuring areas of lawn and a selection of seating areas perfectly positioned to make the most of the sunshine and stunning surroundings. The thoughtfully designed interiors create a wonderful blend of character, style and modern family living. Rarely available, so early viewing is highly recommended. Finance available subject to status.

Entering the property, you are welcomed into a spacious entrance area with access through to the impressive lounge diner, which provides a comfortable reception space for relaxing and entertaining. Also on the ground floor is a well proportioned bedroom or separate reception room, along with useful storage and access to the garage.

To the rear of the ground floor is a generous kitchen diner, offering plenty of space for cooking and dining, with a separate utility room and convenient WC completing this level. There is also a useful office, ideal for those working from home.

Moving upstairs to the first floor, there are three further bedrooms, together with two bathrooms, providing excellent flexibility for family living or accommodating guests.

The second floor offers an additional master bedroom, creating a total of five bedrooms, with the master bedroom benefiting from its own en-suite bathroom. There is also a further landing area and additional storage.

Lounge Diner

33'5" x 13'8" (10.21 x 4.17)

Office

11'8" x 5'1" (3.58 x 1.55)

Ground Floor Bedroom

12'0" x 11'1" (3.66 x 3.38)

Kitchen Diner

Utility Room

11'8" x 10'11" (3.56 x 3.35)

Bedroom One (Top Floor)

23'9" x 14'9" (7.24 x 4.50)

En Suite

12'5" x 11'8" (3.81 x 3.58)

Bedroom Two

14'7" x 14'4" (4.47 x 4.37)

Bedroom Three

13'8" x 10'7" (4.19 x 3.25)

Bedroom Four

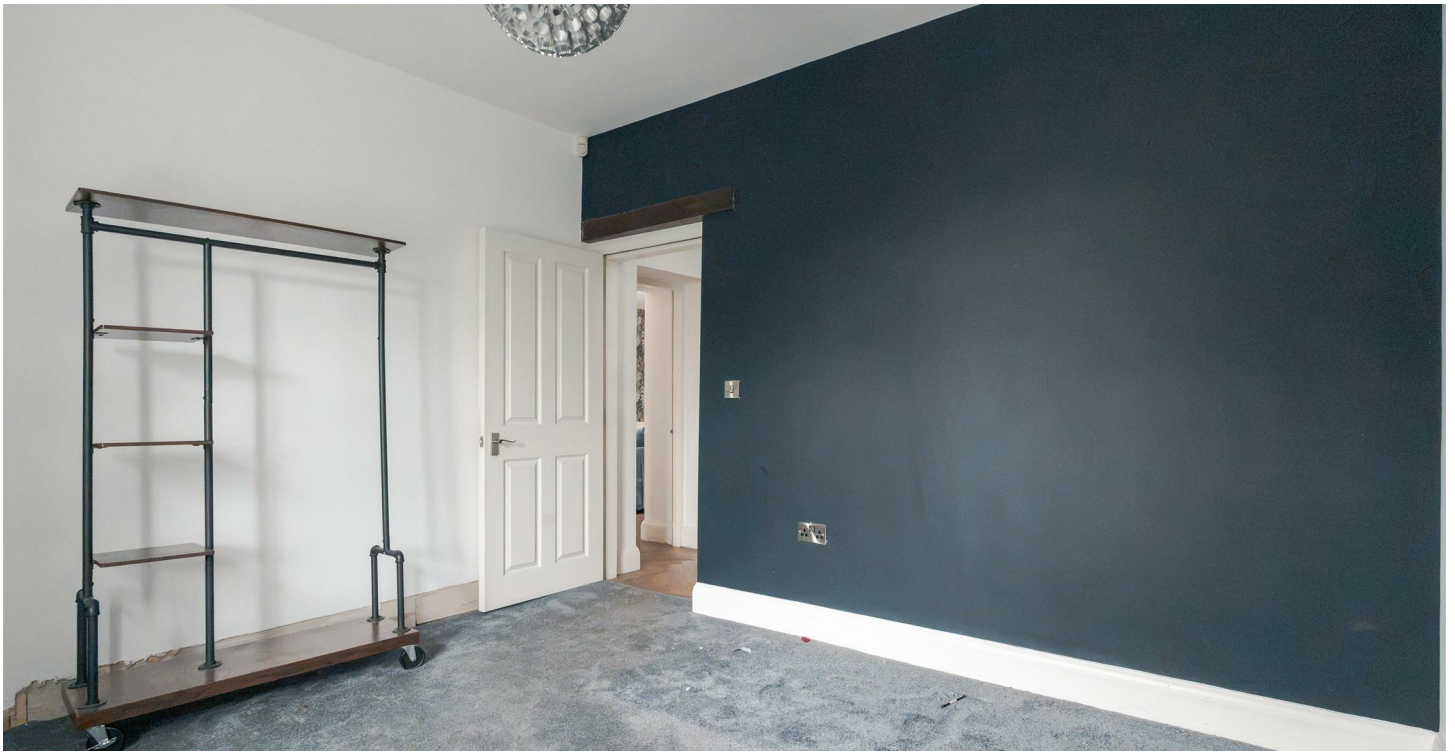
10'7" x 4'7" (3.23 x 1.42)

Bathroom

12'4" x 4'11" (3.76 x 1.52)

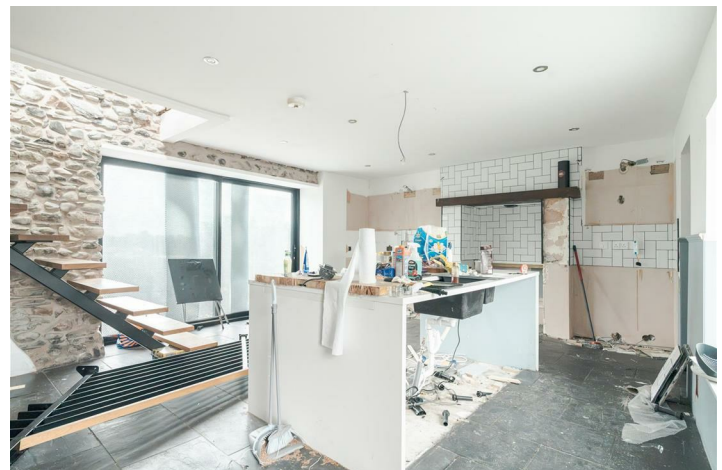
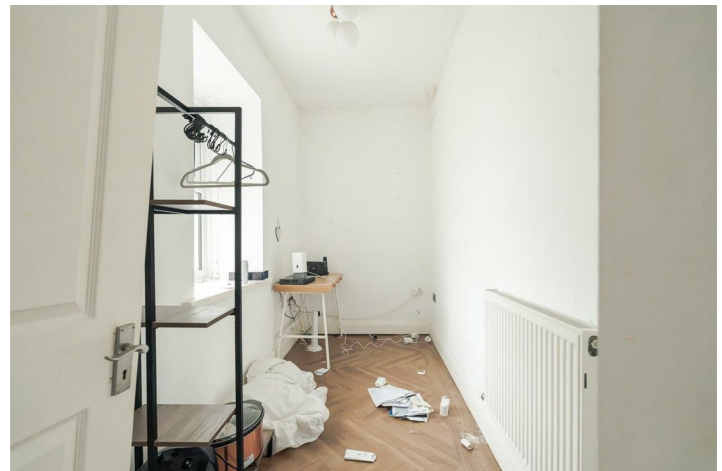
Double Garage

22'0" x 21'9" (6.73 x 6.63)

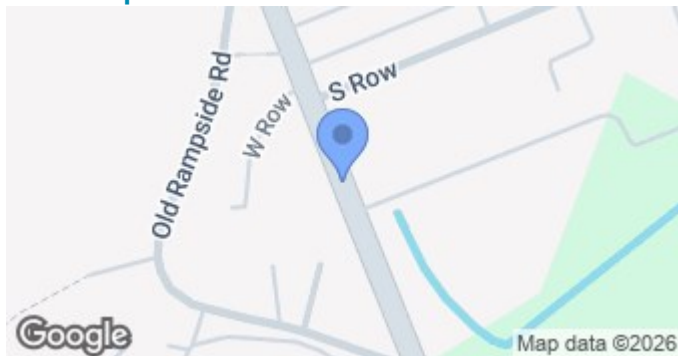


- Superb farmhouse home
 - Private gardens
 - Double garage
- Top floor principal suite with four piece en suite
- Finance available subject to status

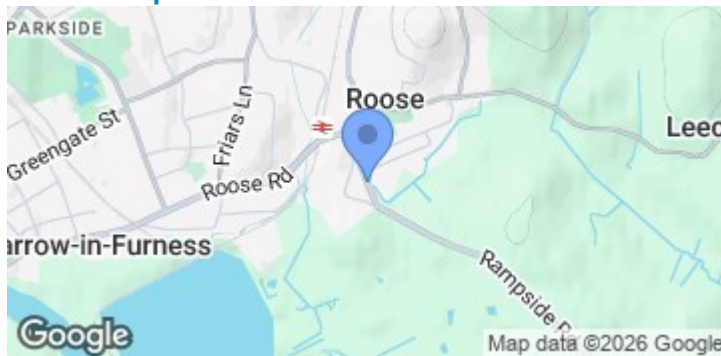
- Ideal for a family
- Ample off road parking
- Beach front location
- Short distance to amenities
- Council tax band - F



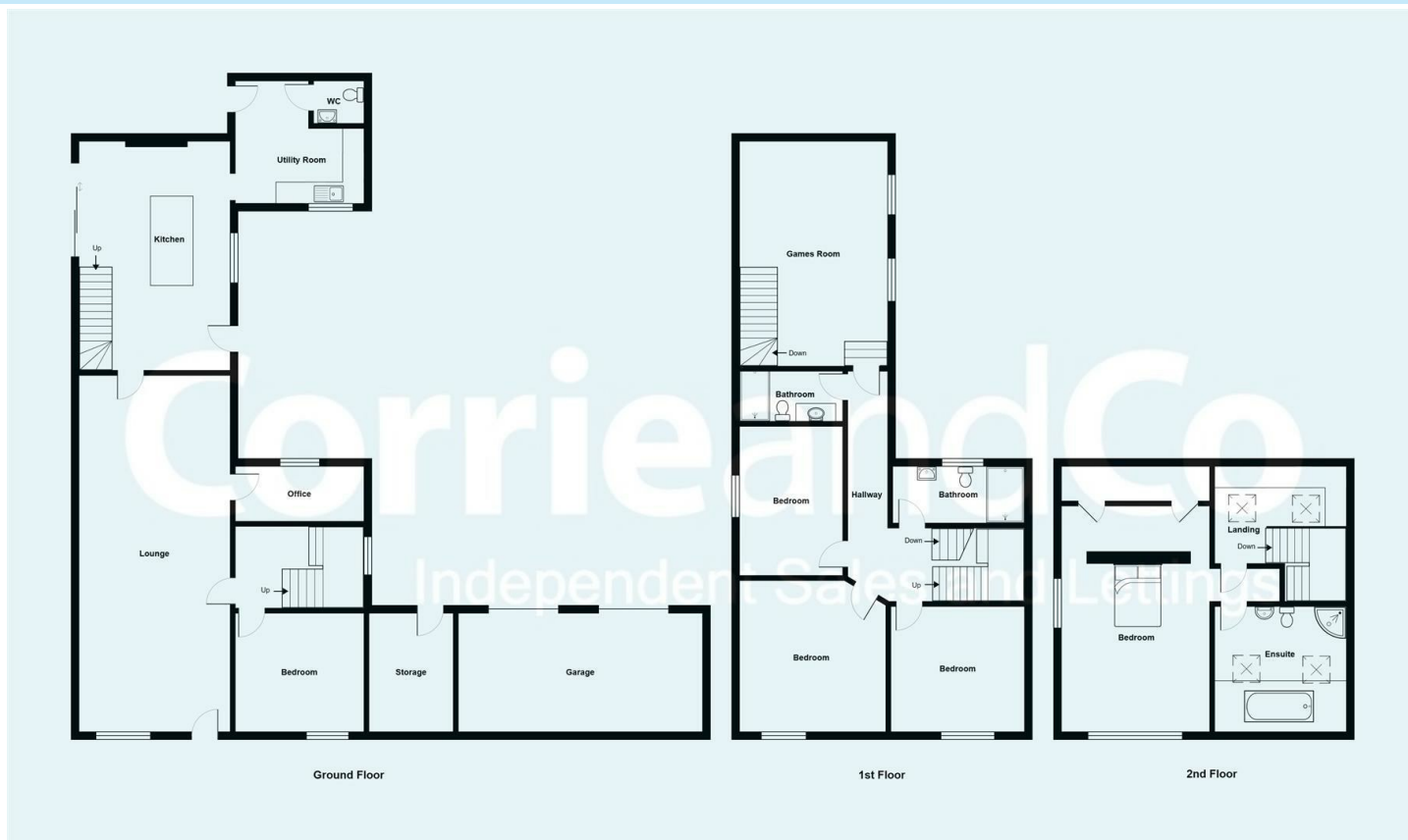
Road Map



Terrain Map



Floor Plan



We are local, family run business who are wholly independent which means we can recommend services to most suit your needs. Our aim is to provide quality advice and expertise at all times, so you can make an informed decision whether buying or selling.

Estate agents are required by law to check a buyers /sellers identity to prevent Money Laundering and fraud. You do have to produce documents to prove your identity or address and information on your source of funds. Checking this information is a legal requirement to help safeguard your transaction, and failing to provide ID could cause delays. Corrie and Co, outsource these checks to speed up the process. The company does charge for such checks, please ask for more information and guidance on associated costs.

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.

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		