



## St Columba's Church Church Lane Barrow-In-Furness LA14 3AD

**Offers In The Region Of £630,000**

A unique freehold investment and development opportunity comprising a church building, two semi-detached residential properties, and an adjoining plot of land. The property offers a range of potential uses, subject to the necessary planning permissions, making it ideal for investors, developers, community organisations, or owner-occupiers seeking a versatile site with long-term potential. Vacant possession, early completion.

## ST COLUMBUS CHURCH

A superb detached and substantial church - of red brick and tiled roof.

Within a most popular residential area, and offering versatility - subject to planning permission.

Well presented with reception hall, central church (open plan), meeting rooms, kitchen, toilets and ancillary rooms.

Viewings (accompanied) are essential and recommended.

Freehold, early completion and vacant possession.

### Entrance Porch

With UPVC double glazed windows, quarry tiled floors. Twin timber doors.

### Reception Hall Area

18'0" x 45'11"

With UPVC opaque double glazed windows to the front and side. Suspended ceiling with recessed lights, radiator, power points, smoke alarm. Twin doors into the church. Access at the side to the stairs and the kitchen.

### Church

65'7" x 45'11"

Space for the alter. Eight arched UPVC double glazed windows to each side elevation. Further windows to the rear and front. Of impressive and vaulted, with upright 'A' supports. Tiled flooring. Radiators. Numerous wall lights. Power points.

### Meeting Room

27'10" x 14'1"

With cathedral skylight, side windows, radiator, electric power points, lighting, internal door to dresser room.

### Dresser Room

9'10" x 10'9"

With side windows, light and power.

### Kitchenette

11'1" x 6'10"

With external UPVC double glazed window, base unit and sink. Walk in cupboard. External UPVC door.

### Walk In Room

With external UPVC double glazed window. Rear store room with external upvc door.

### Kitchen

6'6" x 9'6"

Fitted base units and work surfaces, stainless steel sink, water heater. Door to cloaks with extractor fan, vanity basin and wc.

### Store

10'5" x 7'10"

With built in cupboard, electric power points and lights. External UPVC door.

### Mezzanine

45'11" x 18'0"

Electric power points. Overlooks central church area.

### External

To the front is an open forecourt with two raised garden bed areas, paving with pedestrian access (with ramp) to the front doors. Wrought iron gates to each side elevation for access front/rear.



### **13 MARGATE STREET**

A deceptive, well proportioned and versatile semi detached house. Nicely presented with modern fitments, gas central heating and UPVC double glazing. JOINED SERVICES WITH 13A MARGATE ST.

#### **Reception One**

18'4" x 11'9"

#### **Reception Two**

12'9" x 10'9"

#### **Reception Three**

10'9" x 7'10"

#### **Reception Four**

6'6" x 6'10"

#### **Kitchen**

10'9" x 14'9"

#### **Ground Floor Shower Room**

5'10" x 4'11"

#### **Bedroom One**

10'9" x 12'9"

#### **Bedroom Two**

14'9" x 8'2"

#### **Shower Room**

7'2" x 5'10"

### **13A MARGATE STREET**

A well presented family sized semi detached. Benefits from garden to front and generous off road parking, with an enclosed yard to rear. Modern fitments, gas central heating and double glazing. JOINED SERVICES WITH 13 MARGATE ST.

#### **Reception One**

12'9" x 12'5"

#### **Reception Two**

10'9" x 7'10"

#### **Kitchen**

10'9" x 10'5"

#### **Bedroom One**

11'5" x 9'10"

#### **Bedroom Two**

10'9" x 9'10"

#### **Bedroom Three**

7'2" x 8'6"

#### **Bathroom**

5'6" x 7'6"

### **PLOT OF LAND**

This is a versatile and useful parcel of land, established with paved areas and of patio style, lawned gardens. open to the rear of the church, with open mesh fence to the school playground and sports field. Access to this area of land can be from the church or from both 13 and 13a Margate street. Approx 20mx24m. It is envisioned that this plot of land will offer significant value to the freehold church and/or 13 and 13a Margate St.











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- 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.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
102-91	102-91	102-91	102-91
A	A	A	A
91-81	91-81	B	B
B	B	B	B
81-65	81-65	C	C
C	C	C	C
65-55	65-55	D	D
D	D	D	D
55-45	55-45	E	E
E	E	E	E
45-35	45-35	F	F
F	F	F	F
35-21	35-21	G	G
G	G	G	G
21-1	21-1		
All energy efficient - lower saving costs		All environmentally friendly - lower CO <sub>2</sub> emissions	
All energy efficient - higher saving costs		All environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC