



## 3 Sandscale Cottages Hawthwaite Lane

Barrow-In-Furness, LA14 4QJ

Offers In The Region Of £220,000



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***Looking for an idyllic coastal home? Beautiful cottage situated in a coastal location boasting views of outstanding natural beauty. Overlooking Sandscale Haws Nature Reserve and the Duddon Estuary. Enjoy stunning views of Black Combe and the Lake District Fells. Inside, there are two reception rooms and well appointed accommodation. Garages, three gardens and off road parking. This is an idyllic setting and ideal for a keen gardener or someone looking to embrace a balance of coastal and country life with a strong sense of community. Available with no onward chain!***

## Sun Porch

3'2" x 10'10" (0.98 x 3.31)

The sun porch overlooks the front gardens and enjoying great views.

## Reception One

14'2" x 9'9" (4.32 x 2.99)

The first reception room is situated to the front aspect of the property and has been tastefully decorated with white painted walls and carpeting, it also boast a feature fire place with stone surround.

## Reception Two

12'10" x 10'11" (3.93 x 3.33)

The second reception room has been neutrally decorated and fitted with grey carpeting and a feature fire place with access to the kitchen and conservatory.

## Conservatory

11'3" x 5'8" (3.44 x 1.74)

A great addition to the property to enjoy an indoor outdoor feeling and a perfect space to wind down.

## Kitchen

7'4" x 12'4" (2.25 x 3.78)

The kitchen has been fitted with wood effect wall and granite effect work surfaces with matching splashback. The integrated appliances include a single oven, induction hob, extractor fan and an integrated breakfast bar area.

## Utility Room

10'9" x 7'6" (3.28 x 2.29)

The utility room follows through from the kitchen and is a great addition to the property and has ample space for freestanding appliances.

## WC/Cloak Room

9'7" x 7'6" (2.93 x 2.30)

Fitted with a WC, wash hand basin. There is also ample space for storing outerwear which is ideal for anyone fully embracing the lifestyle on offer.

## Landing

extends to 9'2" (extends to 2.81)

Access to bedroom one, two, the bathroom and staircase.

## Bedroom One

14'2" x 13'10"/10'0" (4.32 x 4.23/3.05)

Situated to the front aspect of the property and has been tastefully decorated and fitted with carpeting and fitted wardrobes. The bedroom boasts a fabulous sliding picture window with views across the estuary towards Black Combe.

## Bedroom Two

13'0" x 8'5" (3.97 x 2.58)

Another double bedroom with tasteful décor and carpeting.

## Bathroom

12'5" x 7'6" (3.80 x 2.29)

The bathroom has been fitted with a three piece suite comprising of a low level flush WC, pedestal sink and a bath with over bath electric shower attachment.

## Front Garden

The front garden boasts a lawn area ideal for outdoor seating and entertainment with surrounding mature shrubberies and stunning views across the beaches.

## Cottage Garden

The cottage gardens provide access to the garage, a large greenhouse, patio and raised decking with outstanding views of the marshlands and tarn. This space is ideal for a variety of uses and perfect for outdoor seating and entertainment with a private and secluded feel.

## Vegetable Garden

The vegetable garden is accessed from a communal path. It benefits from a raised lawn, patio area, raised vegetable beds and water supply.

## Garages And Parking Area

There are several parking spaces and two garages, one including power.



- Coastal Location

- Shared Septic Tank Owned by United Utilities

- Overlooking Sandscale Haws Nature Reserve & the Duddon Estuary

- Council Tax Band - B

- Vacant Possession

- Ideal for a Variety of Buyers

- Off Road Parking

- Electric Heating

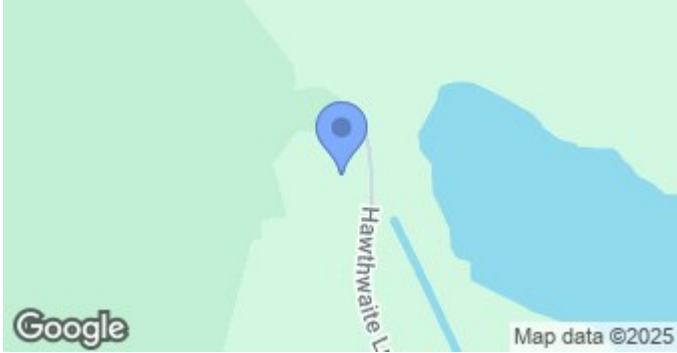
- No Onward Chain

- Double Glazing





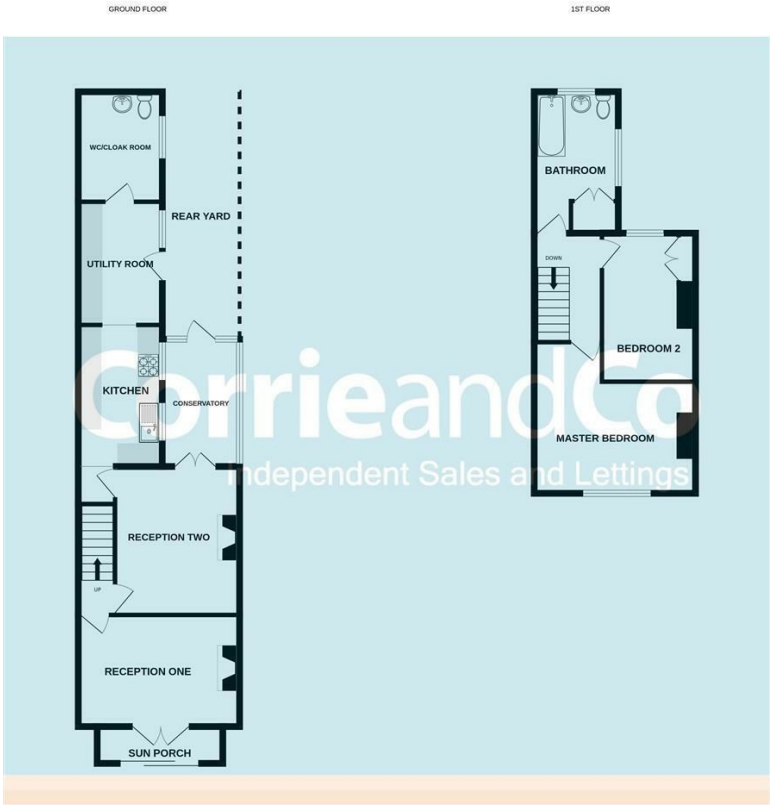
Road Map



Terrain Map



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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- We also offer:
- Professional Photography
  - Full promotion, throughout all our branches
  - Experienced, qualified, friendly staff
  - Full viewing service with feedback

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

