



## Trinity Church Warwick Street Barrow-In-Furness LA14 5HT

**Offers Over £395,000**

*One of the town's most iconic buildings, a detached sand/yorkstone church with a slate roof. Dating from 1896 this impressive property, with the prominent spire, is slightly elevated, within private grounds with garden. Comprising an original church with ancillary and integral buildings, of majority single story but mezzanine floor. Versatile for use and/or whole/part development, subject to any planning permissions. Summary of accommodation is available. All enquiries to Sole Agents, Corrie and Co.*

A prominent landmark building on the traditional near access road, within this thriving north west and coastal town. Formerly the Trinity Church Centre, an impressive Victorian detached church of sandstone, mullion windows, established gardens to the Abbey Road elevation. Versatile for usage with access door from Abbey Road, Warwick Street and to the side from Brighton Street. An exiting and unique investment and development opportunity.

**Entry Hall 38'0" x 20'0"**

Impressive vaulted ceiling in Timber, side glazed doors to an inner hall, the church hall, cloaks/WC. Beautiful upper wall stained glass window to the front. Stairs of 1.6m width and the mezzanine first floor twin (ground floor) glazed door to the central meeting room.

**Meeting Room 45'11" x 42'7"**

Suspended ceiling with lighting, power point, central heating radiators, sandstone mullion side facing windows, fitted base units with inset stainless sink unit, two sets of cloaks/wc's. Twin glazed front doors for external access to the side and Brighton Street.

**Inner Hall overall 20'4" x 15'1"**

Built in store, kitchenette, WC, second inner hall with vestibule/external door.

**"Lower" Meeting Room 17'0" x 11'5"**

With front facing window, ceiling height of 2.80, radiator, power points. fluorescent lights.

**"Lower" Vestry 11'5" x 11'9"**

With side windows to Brighton Street.

**Office 11'9" x 8'6"**

With window to Brighton Street, 'Philips and Son' wall safe.

**Inner Hall of 16'4"**

With door to the meeting room, second set of stairs, side vestibule (external door to Brighton Street) stone steps down to the brick cellar with boiler room (gas Valliant x2 boilers), cellar store room, meters.





**Church Hall 54'1" x 29'6"**

Raised ceiling of 6.7m, Pine floor boarding, upper wall windows (to front and Warwick Street), heating radiators, wall lights, power points, cloaks/WC.

**Side Room of 13'1" x 10'5" and 13'1" x 11'1"**

With front facing UPVC double glazed window.

**(Second) Side Hall of 22'11"**

Stairs to the first floor. Secure Timer door to the rear, the garden and Abbey Road.

**Kitchen 17'0" x 16'4"**

With doors to the Church Hall and the 'second' inner hall. Stainless extractor hood, gas point, stainless sink.

**Emmanuel Room 23'7" x 22'11"**

Off the 'second' inner hall with UPVC Oak shelved double glazed windows to the rear and Abbey Road. From the entry hall, the stairs with glazed side pane leads to the first floor. Landing area with lift access, twin glazed doors to the church.

**Church - a mezzanine floor overall 68'10" x 32'9"**

With side alcoves of 5.0 depth. With side arched windows, stunning stained glass window to Abbey Road, unique and impressive pitch pine vaulted ceiling with beams. Door to gallery area - below the infamous steeple. Door from the church to the western side with a first floor office. To the eastern side (with ramp access) the landing and Hawcoat room.

**Hawcoat Room 35'1" x 17'8"**

With windows to the side/Brighton Street. Offset door leading to the kitchenette.

**"Upper" Vestry 11'5" x 11'1"**

Cloaks/WC with disability access.

Housing Mix  
23 No - 2 Bed 60m<sup>2</sup> Apartments  
3 No - 1 Bed 55m<sup>2</sup> Apartments



Ground Floor & Site plan



First Floor & Second Plan

FOR PRE-APPLICATION ADVICE ONLY

ALL DIMENSIONS TO BE CHECKED  
ON SITE  
HOUSE BOUNDARIES TO BE SHOWN  
IN RED  
TO SCALE DIMENSIONS  
SOURCE: Client/Architect

RIBA CHARTERED  
ARCHITECTS

Client: Trinity Church, Broom  
PROJECT: Eden Care Facility  
2700 2700 - Site Option 1  
JOB NO: 1244 | Date: 05/05/18  
0498 | 30 June 2017 | SCALE: 1:500 @A1



Housing Mix  
24 No - 2 Bed 60m<sup>2</sup> Apartments  
3 No - 1 Bed 55m<sup>2</sup> Apartments



Ground Floor & Site plan



First Floor & Second Plan

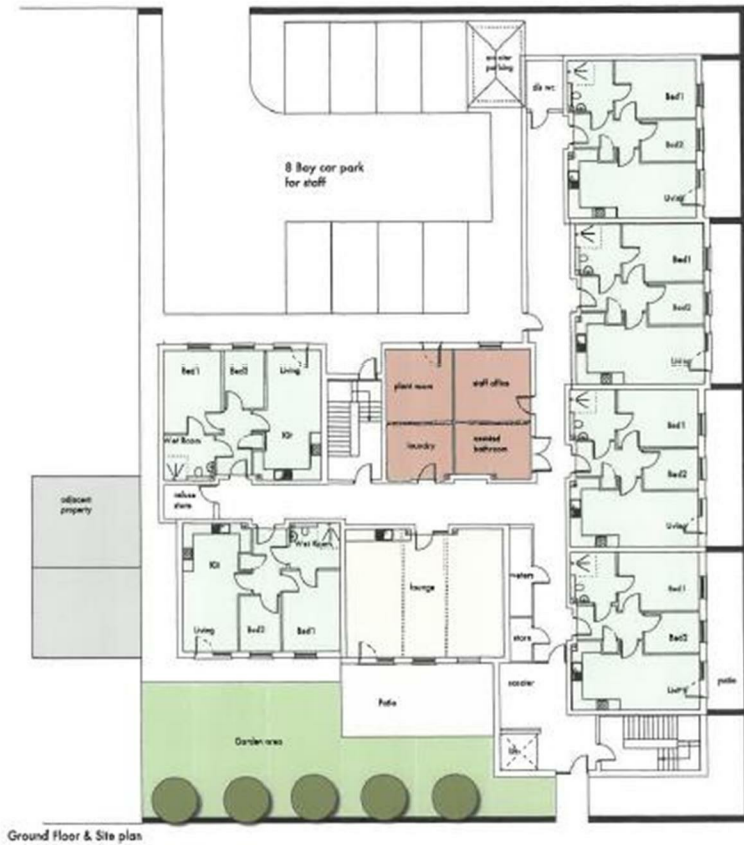
FOR PRE-APPLICATION ADVICE ONLY

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HOUSE BOUNDARIES TO BE SHOWN  
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TO SCALE DIMENSIONS  
SOURCE: Client/Architect

RIBA CHARTERED  
ARCHITECTS

Client: Trinity Church, Broom  
PROJECT: Eden Care Facility  
2700 2700 - Site Option 2  
JOB NO: 1244 | Date: Nov. 05 | Rev: 1





Ground Floor & Site plan



First Floor & Second Plan

FOR PRE-APPLICATION ADVICE ONLY

ALL DIMENSIONS TO BE CHECKED  
ON SITE  
PLEASE CONSULT US ON THESE  
OR ANY OTHER  
TO SCALE: 1:1000  
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RIBA CHARTERED  
ARCHITECTS

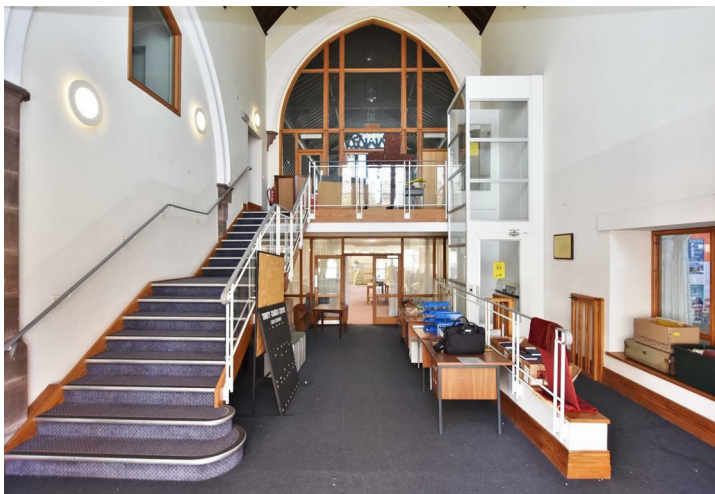
CLIENT: Trinity Church, Buxton  
PROJECT: Extra Care Housing  
DRAWN BY: SJA/OPH/2  
JOB NO: 1244 | Date: 16/03/16  
DATE: 30 June 2016 | SCALE: 1:1000 B4



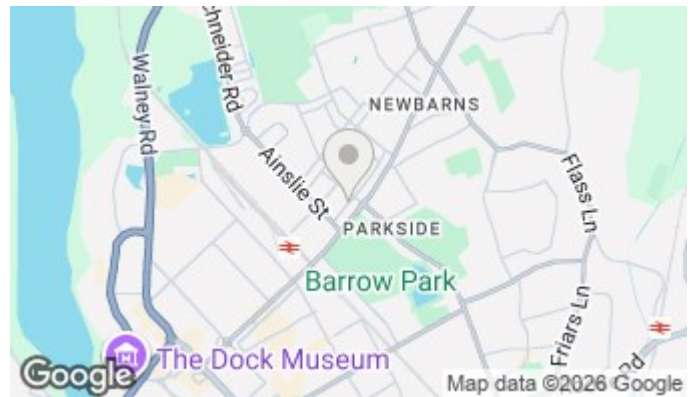
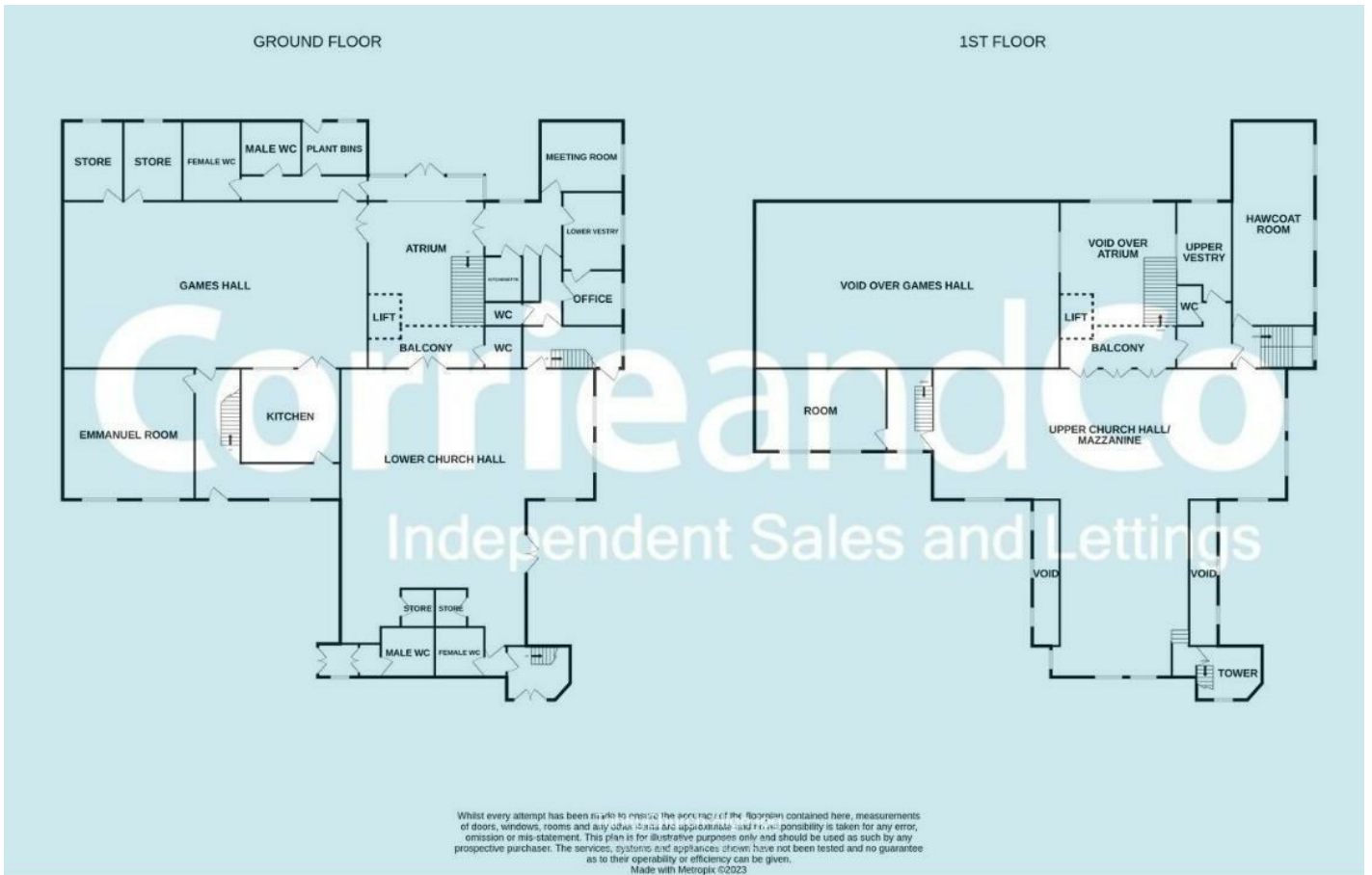
- Prominent Location
- Historic Features
- Wrap Around Gardens
- Extensive Building
- Plans Available

- Conversion Potential STPP
- Original Character
- Mains Services
- Corner Plot
- Abbey Road Frontage









Corrie and Co aim to sell your property at the best possible price in the shortest possible time. We have developed a clear marketing strategy to ensure that your property is fully exposed to the local, regional and national market place and we are confident that we can provide a marketing service second to none. Our Sales Team offer:

- Full colour contemporary sales literature with floorplans
- 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.

Unlike many High Street Estate Agency chains, Corrie and Co are wholly independent and can therefore recommend the mortgage and lender that is most suitable for your needs. Our aim is to provide quality advice and expertise at all times so that you can make an informed decision every step of the way.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower saving costs	Good	Passive	Very environmentally friendly - lower CO <sub>2</sub> emissions	Good	Passive
92-100 <b>A</b>			10-15 <b>A</b>		
81-91 <b>B</b>			16-20 <b>B</b>		
69-80 <b>C</b>			21-25 <b>C</b>		
55-68 <b>D</b>			26-30 <b>D</b>		
40-54 <b>E</b>			31-35 <b>E</b>		
21-39 <b>F</b>			36-40 <b>F</b>		
1-20 <b>G</b>			41-45 <b>G</b>		
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	