



## Roanhead Farm

Barrow-In-Furness, LA14 4QL

Asking Price £3,500,000





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*A superb opportunity to invest in a productive former dairy farm with significant coastal resort and solar development potential with a spacious farmhouse and flexible buildings.*

*About 268 acres (108.5 hectares) in total.*

*For sale as a whole or in part.*

Roanhead Farm enjoys a superb location in the picturesque southwest corner of Cumbria, nestled within the renowned Furness Peninsula. Ideally positioned just 0.3 miles southeast of the scenic Duddon Estuary, the farm lies approximately 1 mile south of the village of Askam-in-Furness, 2 miles northwest of Dalton-in-Furness, and only 4 miles from the bustling centre of Barrow-in-Furness. Easily accessible, the property sits conveniently between the A590 and A595 and is approached via Hawthwaite Lane, directly off the A590 - offering both rural tranquillity and excellent transport links.

While Roanhead Farm itself offers a peaceful and attractive rural setting, it is further enhanced by an exceptional array of natural and recreational assets located either adjacent to or just a short distance from the site - including the internationally renowned Duddon Estuary, the locally popular Roanhead Beach, and the expansive Sandscale Haws National Nature Reserve. These surrounding landscapes contribute significantly to the farm's appeal, providing panoramic views, rich biodiversity, and a wealth of opportunities for outdoor recreation and environmental engagement.

### Porch

42'6" x 8'10" (130 x 2.70)

### Hallway

15'8" x 8'10" (4.80 x 2.70)

### Living Room

16'11" x 15'5" (5.17 x 4.70)

### Lounge

19'8" x 16'4" (6 x 5)

### Kitchen/ Dining

6'6" x 16'4" (2 x 5)

### Utility Room

16'0" x 16'4" (4.88 x 5)

### Entrance Hall

5'10" x 11'5" (1.80 x 3.50)

### Store Room

5'6" x 6'7" (1.7 x 2.01)

### Workshop

11'5" x 11'9" (3.50 x 3.60)

### Barn

14'3" x 11'2" (4.36 x 3.41)

### Landing

6'6" x 3'3" (2 x 1.01)

### Bedroom

16'11" x 15'5" (5.17 x 4.70)

### Bedroom

11'9" x 16'4" (3.60 x 5.00)

### Bedroom

11'1" x 16'4" (3.40 x 5.00)

### Bedroom

10'9" x 16'4" (3.30 x 5.00)

### Bedroom

14'9" x 12'9" (4.50 x 3.89)

### Landing

9'9" x 15'7" (2.98 x 4.76)

### Shower Room

8'4" x 8'10" (2.55 x 2.70)

### Bathroom

11'3" x 11'11" (3.45 x 3.65)

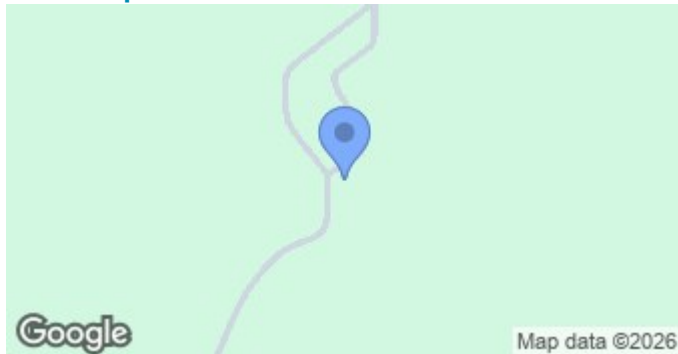


- Farmhouse with 2 reception rooms, 5 bedrooms and 3 bathrooms.
- Solar farm occupying 39 acres (15.78 ha)
- About 268 acres (108.5 hectares) in total
  - 4 Miles from Barrow-In-Furness
- Range of traditional and modern courtyard buildings
- Proposal for a second solar farm occupying 44 acres (17.81 ha)
- Council Tax Band - E
- EPC - C





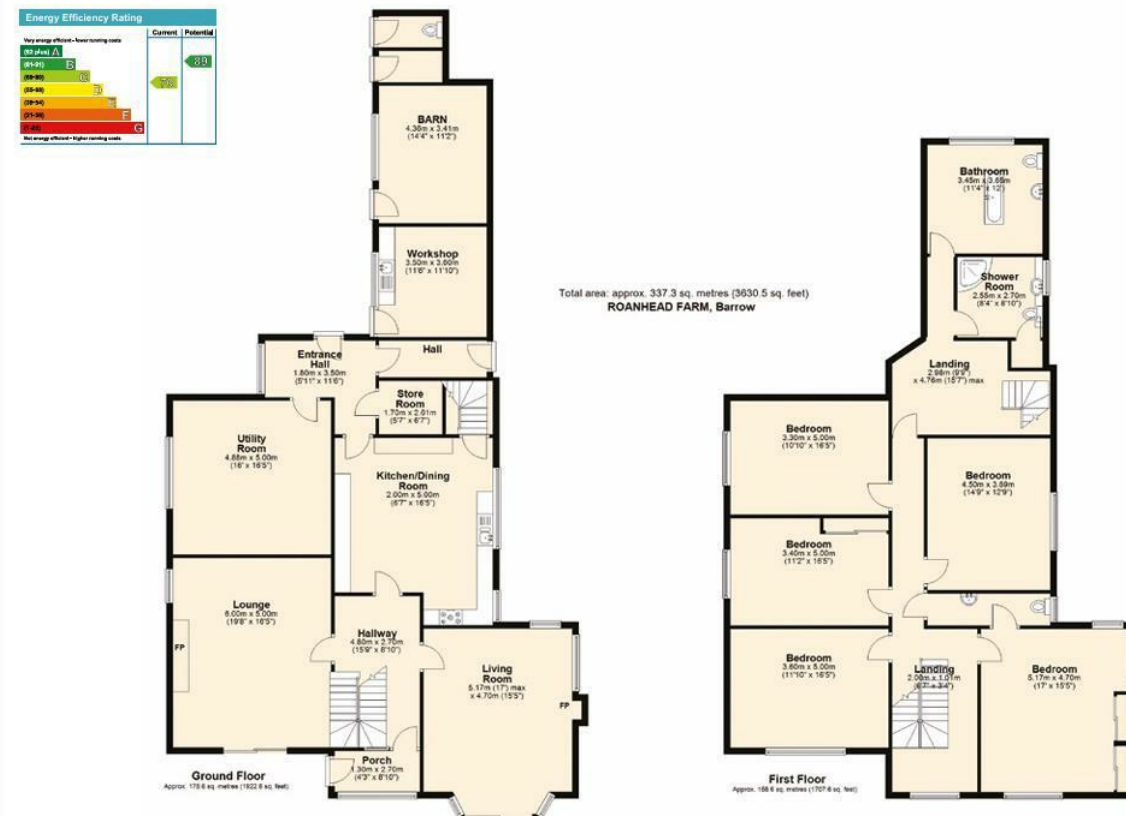
## Road Map



## Terrain Map



## Floor Plan



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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.

