



**Roanhead Farm**  
Barrow-In-Furness, LA14 4QL  
Asking Price £3,500,000



# Roanhead Farm

Barrow-In-Furness, LA14 4QL

## Asking Price £3,500,000



*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 33" (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



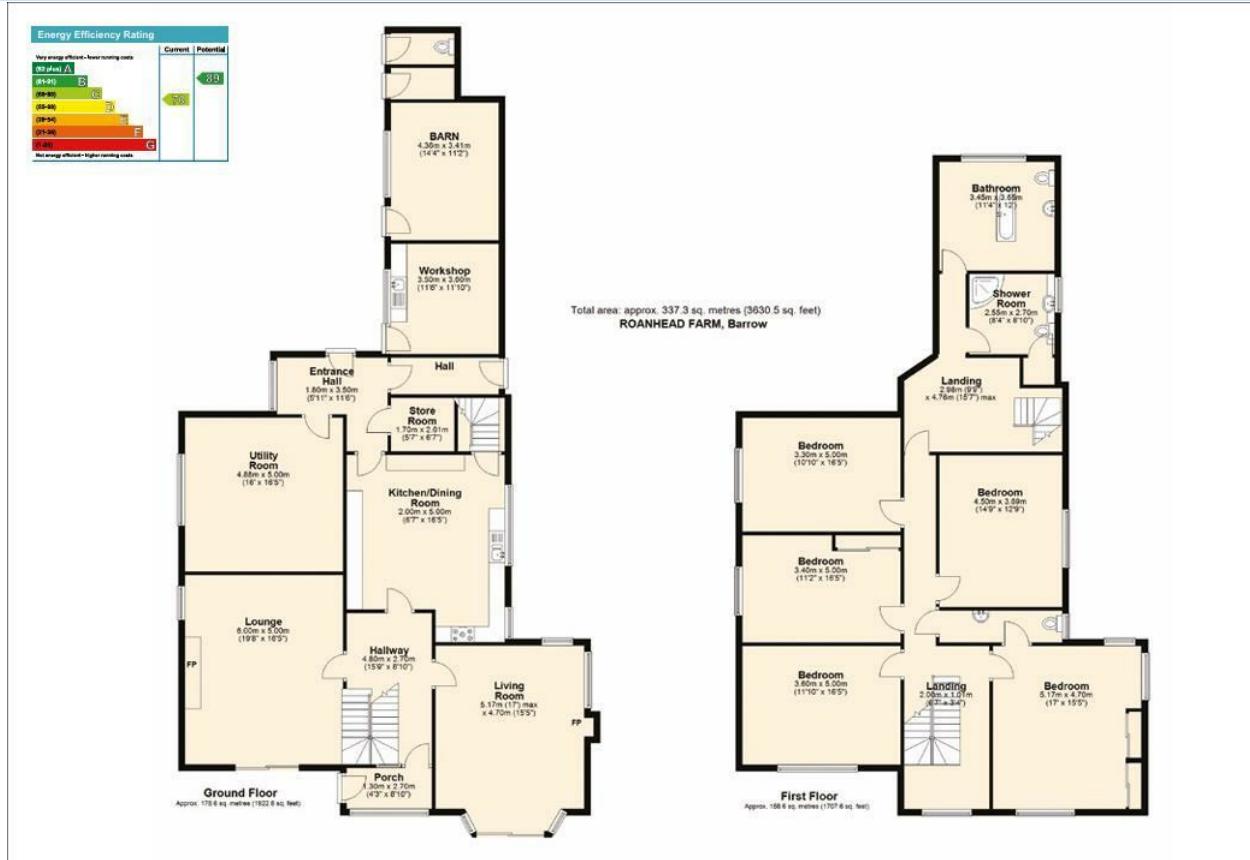
## Road Map



## Terrain Map



## Floor Plan



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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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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	