



High Croft Stank Lane

Barrow-In-Furness, LA13 0LR

Offers In The Region Of £550,000



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An imposing family home set in private grounds, a stones throw from Barrow, yet in a lovely rural situation, surrounded by countryside. Extensive property with a modern feel, conservatory, garage and office offering versatility to lifestyle.

Entrance Hallway

11'11" x 7'9" (3.64 x 2.38)

An imposing and spacious entrance with the benefit of built in cupboards and provides access into the Kitchen.

Reception One / Dining Room

13'8" x 21'9" (4.19 x 6.65)

A spacious room used for both lounging and dining. The room has spotlighting and patio doors opening onto the garden.

Reception Two

21'10" x 18'8" (6.66 x 5.71)

A superb light and spacious family lounge with access into the conservatory allowing lots of natural lighting.

Conservatory

8'10" x 15'11" (2.71 x 4.86)

Beautiful views over the garden and a great addition to the home to enjoy an indoor outdoor feel.

Office

4'10" x 5'11" (1.49 x 1.81)

A versatile and great room which is currently being used as an office.

Kitchen

20'2" min 28'5" max x 12'8" max 6'3" min (6.15 min 8.67 max x 3.88 max 1.91 min)

The kitchen has been fitted with a large range of high gloss wall and base units with white high gloss work surfaces. There is also a breakfast bar and modern freestanding and integrated appliances. Twin aspect windows overlook the garden.

Utility

5'10" x 7'10" (1.78 x 2.40)

There is plumbing for a washing machine with rear access to the garden.

Master Bedroom

13'7" x 15'10" (4.15 x 4.84)

Access to the ensuite and a walk in wardrobe.

Ensuite

5'5" x 8'2" (1.67 x 2.51)

The ensuite has been fitted with a low level flush WC, pedestal sink and a large shower cubicle with thermostatic shower attachment. The room has been fully tiled.

Walk In Wardrobe

9'9" x 4'11" (2.98 x 1.52)

Bedroom Two

11'11" x 9'4" (3.64 x 2.87)

Large picture window to the rear elevation.

Bedroom Three

11'11" x 11'0" (3.64 x 3.37)

Dual aspect.

Family Bathroom

5'10" x 10'6" (1.78 x 3.22)

Fitted with a four piece family bathroom suite comprising of a low level flush WC, pedestal sink, bath and large shower cubicle with thermostatic shower attachments. There are dual windows

Integrated Garage

11'7" x 20'7" (3.55 x 6.29)

Power, lighting and up and over door.



Road Map



Hybrid Map



Terrain Map



Floor Plan

Approximate Gross Internal Area = 187.9 sq m / 2022 sq ft
 Garage = 22.2 sq m / 239 sq ft
 Total = 210.1 sq m / 2261 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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