



GARTH HOUSE, SAVES LANE, ASKAM-IN-FURNESS, LA16 7EQ
£569,000

MILNE MOSER
SALES + LETTINGS

GARTH HOUSE
SAVES LANE
ASKAM-IN-FURNESS
LA16 7EQ



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PARKING

OVERVIEW

Being central and well positioned within this popular village, Garth House is a deceptive period property ideal for families. The generous accommodation is over two levels with space for everyone - the fantastic kitchen provides a central hub and there is a cosy sitting room and separate dining room. An additional family room has been created and there is an all-important utility, WC and boot room. Moving to the first floor are five bedrooms, a playroom, office and two well-appointed bathrooms. Externally, the garden is a good size with a drive way providing parking and turning and there is a car port and lots of storage. A level lawn is great for pets and children and there is a wooded area and lower level vegetable garden.

ADDITIONAL INFORMATION

Period features have been tastefully blended with modern styles and decor and character retained where possible. The current owners have undertaken a substantial renovation of the property, replacing windows, upgrading the heating system, renewing the kitchen and bathrooms amongst many other updates.

ACCOMMODATION

From Saves Lane, a wooden door leads into the porch. Exposed stonework and a ceiling light.

HALLWAY

A welcoming entrance with character features, herringbone style wood flooring, panelling and a cupboard under the stairs. Victorian style radiator, two ceiling lights and an additional built in cupboard. Telephone point.





WC

8' 4" x 4' 10" (2.55m x 1.47m)

Frosted double glazed window to the front elevation. A generous cloakroom fitted with a WC and traditional wash basin set to a stand. Victorian style radiator, a ceiling light and panelling to the walls. Tiled floor and unique decoupage decor.

SITTING ROOM

11' 10" x 15' 5" (3.60m x 4.70m)

A double glazed sash window overlooks the rear garden and there is a Victorian style radiator, a ceiling light and television point. Wood burner set to an exposed stone chimney recess with slate hearth.

DINING ROOM

11' 6" x 15' 1" (3.50m x 4.61m)

Double glazed sash window to the rear aspect. The flooring from the hallway continues onto the dining room and there is a Victorian style radiator and a ceiling light.

KITCHEN

13' 7" x 16' 2" (4.13m x 4.93m)

A double glazed sash window to the front aspect. Remodelled in recent years, a stylish shaker kitchen has been installed finished in dove grey with brushed chrome fittings and quartz worktops. The wood block topped island provides further worksurface and storage and there is a double butler sink, two integrated fridge/freezers and plumbing for a dishwasher. Integrated combination microwave and space for a range cooker (available by separate negotiation). Character has been retained with beams to the ceiling and painted panelling to the walls. Downlights to the ceiling and under unit lighting.

SIDE PASSAGE

Victorian style radiator, tiled floor and a ceiling light. A porch has an external door and ceiling light.

BOOT ROOM

6' 2" x 7' 0" (1.88m x 2.13m)

Well fitted with coat hooks, panelling and bench storage. Further cupboard with shelving and a ceiling light.

UTILITY ROOM

6' 4" x 10' 5" (1.92m x 3.19m)

UPVC double glazed window. Fitted with base units, a tall cupboard, wood block worktops and a ceramic sink with drainer.



Plumbing for a washing machine, space for a dryer, ceiling light and radiator.

FAMILY ROOM

12' 8" x 17' 0" (3.86m x 5.18m)

A perfect second TV room, playroom or hobby room. UPVC double glazed windows at the side and a double glazed sash window to the rear. Radiator and downlights.

LANDING AND STAIRS

A wider than average traditional staircase leads to the first floor and there is a frosted double glazed sash window and a ceiling light on the stairwell. The landing is semi divided and there are two ceiling lights, a wall light and a Victorian style radiator.

BEDROOM

11' 10" x 15' 2" (3.60m x 4.62m)

A double glazed sash window overlooks the garden and there is a ceiling light and Victorian style radiator.

BEDROOM

11' 10" x 15' 4" (3.60m x 4.67m)

Also overlooking the garden the second generous double bedroom has a ceiling light, double glazed sash window and a Victorian style radiator.

OFFICE

Double glazed sash window. Radiator and a ceiling light.

BATHROOM

11' 8" x 9' 6" (3.56m x 2.89m) max

A large bathroom fitted with a four piece suite comprising bath with mixer attachment, WC, wash hand basin set to a stand and double shower cubicle with fixed head and riser spray. Metro tiling to the walls, traditional radiator with towel rail, downlights to the ceiling and a triple built in cupboard.

BEDROOM

15' 11" x 10' 5" (4.86m x 3.18m) including wardrobe

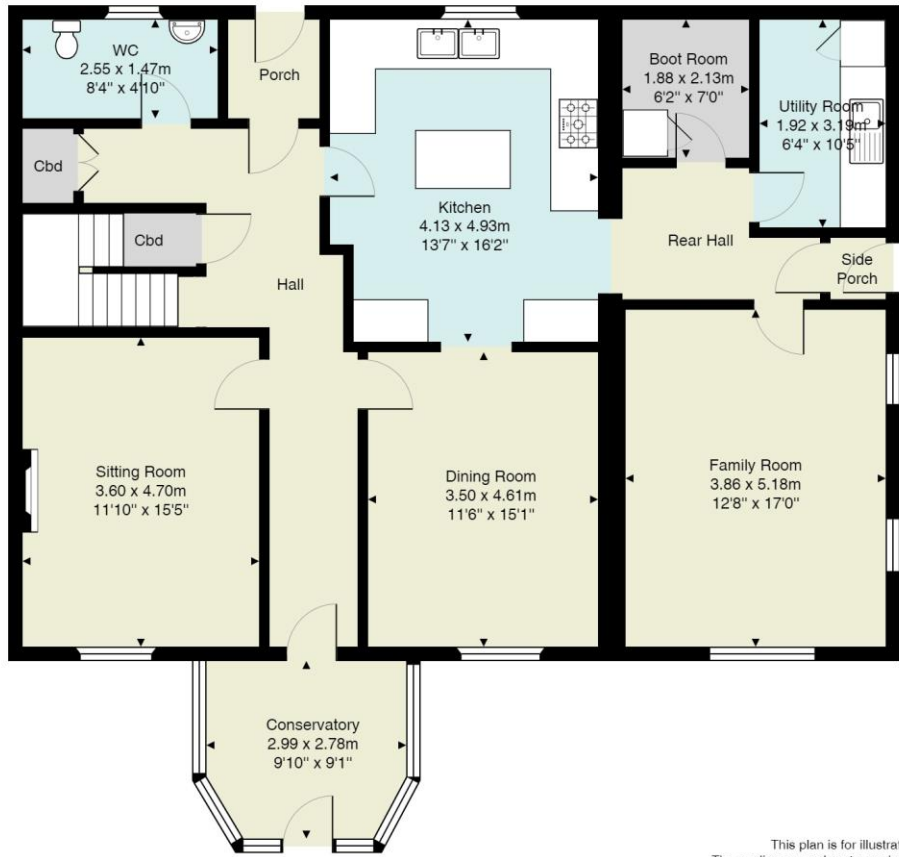
Double glazed sash window to the front aspect. Fitted with a double cupboard with sliding doors, a ceiling light and radiator.

BEDROOM

14' 2" x 8' 3" (4.32m x 2.53m) max

UPVC double glazed window to the side elevation. Victorian style radiator, a ceiling light and double cupboard.





Ground Floor



1st Floor

This plan is for illustrative purposes only and should be used as such by any prospective purchasers.
 The appliances and systems shown have not been tested and no guarantee to their operability or efficiency can be given.
 Measurements are approximate and for display purposes only





PLAYROOM/GAMING SPACE

13' 5" x 8' 9" (4.09m x 2.66m) max

Between two bedrooms, this useful space is perfect for kids gaming, sleepovers, a second study area or a further bedroom could be created. Built in bookshelves and TV space, a ceiling light and Victorian style radiator. Double glazed window.

BEDROOM

13' 9" x 9' 3" (4.19m x 2.83m)

A double glazed sash window to the rear elevation. Victorian style radiator and a ceiling light.

BATHROOM

11' 2" x 6' 7" (3.41m x 1.99m) max

Frosted double glazed window. Fitted with a modern suite comprising bath with fixed head shower, pull out spray head and a screen, WC and vanity wash hand basin. Traditional radiator with towel rail, downlights and metro tiling to the walls.

EXTERNAL

A larger than expected garden at the rear provides ample space for parking, play and produce. A level lawn leads to a wooded area with space for a fire pit and there is a lower garden laid out for vegetables and fruit. A lane from Ireleth Road gives vehicle access and there is turning space adjacent to the house.

CARPORT AND OUTBUILDINGS

The carport approximately measures 20' 1" x 15' 6" (6.09m x 4.57m) and has a light, a further area to the rear provides storage and measures 7' 9" x 12' 11" (2.36m x 3.65m).

The original stable and stalls have power and light and an overall measurement of 10' 10" x 14' 11" (3.04m x 4.26m). There is also an outside WC.

CELLAR

Accessed at the side of the property is a cellar divided into two areas. The first having a cold slab bench and measuring 11' 1" x 9' 5" (2.74m x 3.35m), the second larger area houses the Ideal boiler and is 16' 4" x 14' 2" (4.87m x 4.26m). Power and light connected.



DIRECTIONS

From the A590, follow signs towards Askam and Broughton on the A595. Once in Askam follow the main road round to the right passing the car sales forecourt. Pass the first entrance for Saves Lane and the petrol station, turning left onto Saves Lane with the property located just to the left hand side. By car the property is accessed from Ireleth Road by turning down the lane adjacent to number 227. Follow the lane to the end and into Garth House driveway.

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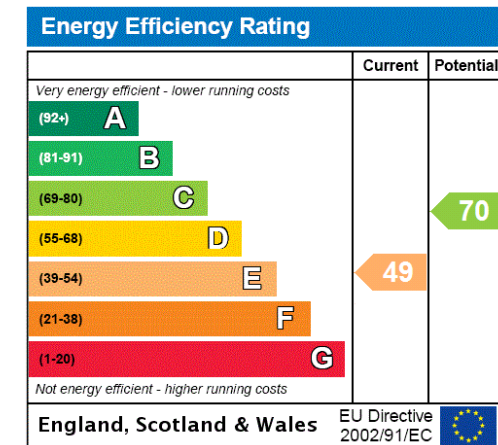
GENERAL INFORMATION

Services: Mains Water, Electric, Drainage and Gas

Tenure: Freehold

Council Tax Band: F

EPC Grading: E. Since the EPC was commissioned, further improvements have been made



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