

Sale on Behalf of the Joint Liquidators of
Magical Spaces Ltd



FOR SALE

PRICE REDUCED

Idyllic Residential Property with Associated Land
Copp Cross, Kirkby-In-Furness, LA17 7XZ

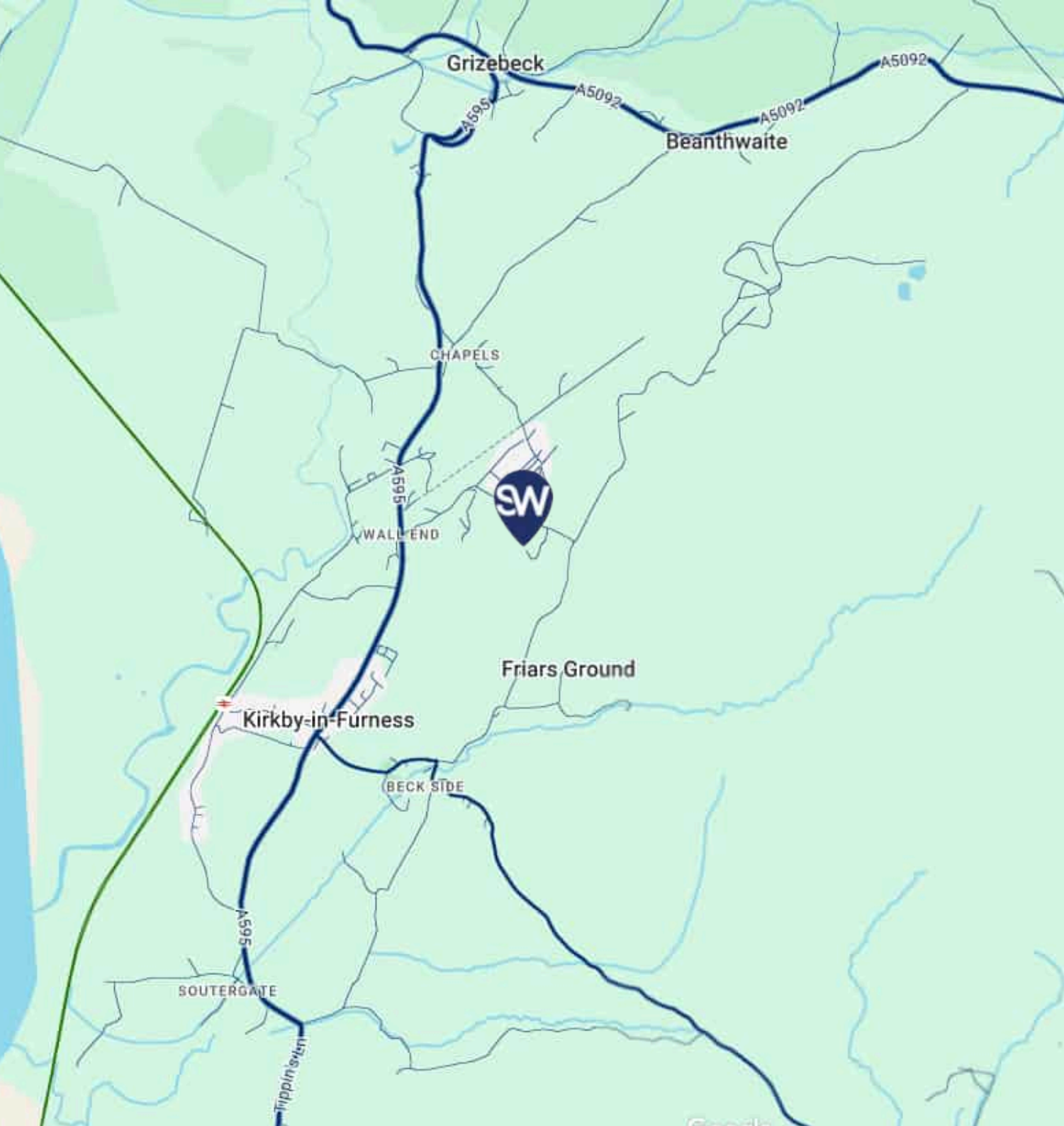
SW

Sanderson
Weatherall



Key Selling Points

- Stunning and spacious home situated in an idyllic location
- Completely renovated and modernised
- Well presented, beautiful light and airy kitchen
- Luxurious master bedroom with en-suite and balcony to take in the views
- Held Freehold under Land Registry Title Numbers CU143325 and CU309050
- Amazing views towards the scenic Duddon Estuary
- 3 reception rooms
- 4 double bedrooms
- Comprises a large plot incorporating gardens, woodland and a disused quarry
- Suitable as a family home or holiday let subject to the relevant permissions
- Council tax band F
- Site Area of 0.52 Hectares (1.284 Acres)
- **Guide Price reduced to £600,000**



Nestled in an idyllic rural setting, this exceptional home boasts breathtaking views over the countryside, estuary, and distant mountains.

Beautifully blending character with modern luxury, the property features stylish updates throughout, including a stunning kitchen, elegant en-suite, and contemporary shower room. The extensive grounds incorporate woodland, a beautifully landscaped garden with decking, lawn, and tall grasses, perfect for attracting wildlife and wildflowers with a private driveway providing ample parking.

Inside, the spacious accommodation includes a family lounge, games room, and four double bedrooms. The master suite is a true highlight, with a glazed balcony, luxurious bath, and en-suite. This is a rare opportunity to own a home that offers both tranquility and refined living in an unrivaled location.



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Description

This fabulous property has been comprehensively renovated over the last few years by the current homeowner, creating a stunning home that has enhanced character and contemporary touches to suit current lifestyles.

The boot room is one of several points of access into this property. The room has a light coloured decor and tiling to the floor which extends through to the cloakroom/WC and into the adjacent family lounge where there are many exposed timbers throughout the room, a window seat and a slate fireplace. There is open access from here leading into the central hallway where there is an open tread staircase, an external door opening into an open porch and stepped access leading into the games room.

This versatile reception area has an amazing slate flagged floor and dressed stonework to the inner wall with fireplace. The multi aspect room also has a window seat and stepped access into the kitchen.

Considered to be the central hub of any home when entertaining with friends or relaxing with your family, the kitchen is a key feature of any property. Created to wow and enjoy, this impressive size room features a vaulted ceiling with exposed timbers, windows to both the front and rear elevations, access to a snug and a door connecting with the composite deck in the garden. The fitted area of the kitchen includes two smart ovens, an induction hob with integrated extraction and drinks cooler, integrated dishwasher and integrated boiling water tap. There is also an under mounted ceramic sink and space to accommodate an American style fridge/freezer.



The upper floor accommodation is all accessible from the landing where a laundry area has been created with plumbing for a washing machine, space for a clothes dryer and storage.

There are four double bedrooms including a master bedroom suit that has a bath within the bedroom space, sliding door to a glazed balcony with stunning views and an en-suite shower room with twin hand basins, WC and shower.

The family shower room matches the style and quality of the master en-suite. There is a hand basin set on a stand, a WC and shower area with rain shower and a second shower attachment to the wall.

The property has a plant room where the water treatment system is located. The boiler is also located here, as is the hot water cylinder tank. The room does offer plenty of additional space for storage. A doggy shower has been installed alongside this room, where there is plenty of space for outdoor gear.

Services

Private water supply (bore hole), mains electricity, septic tank and LPG tanked gas.



EPC

The property has an EPC rating of E (43).

Tenure

Held Freehold under Land Registry Title Numbers CU143325 and CU309050

Title Plan and Register available upon request. We recommend that interested parties review the Title documents and take their own legal advice to satisfy themselves.

Guide Price

£600,000 (plus VAT)

VAT

VAT is applicable and will be payable in addition to the purchase price at the prevailing rate.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Approximate internal Area
376 sqm (12746 sqft)



Caravan head height: 3m 1.3m

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Viewings

Viewing strictly by appointment only with the agents

For further information please contact:-



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