



KIRK SHEPHARD POWERED BY **exp**™ **UK**

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Hillview Barn, Cross Beck Farm, Soutergate, Kirkby-in-Furness, LA17 7TX

Offers Over £400,000

4 2 2

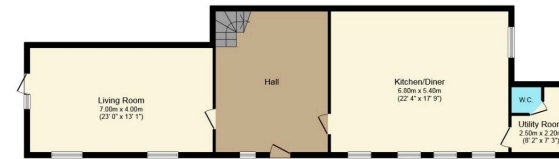


Hillview Barn is a immaculately presented barn conversion situated in the hamlet of Soutergate, Kirkby in Furness.

To the ground floor there is a living room, hall, kitchen diner, utility room and w/c. To the first floor there is four bedrooms; one with en suite and family bathroom. To the rear of the property there is a large lawn garden and to the front parking for multiple cars.

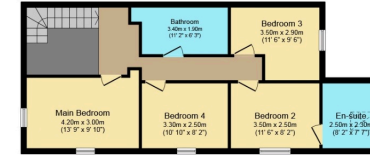
This is an amazing property being brought to the market and early viewings are highly recommended!





Ground Floor

Floor area 94.6 sq.m. (1,019 sq.ft.) approx



First Floor

Floor area 66.2 sq.m. (713 sq.ft.) approx

Total floor area 160.9 sq.m. (1,731 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorised reproduction prohibited. © PropertyBox



1/10/2022, 14:45 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

Hillview Barn Cross Beck Farm Spaldrop KIRKBY-IN-FURNESS LA7 7TA	Energy rating D	Valid until: 30 September 2032 Certificate number: 3602-6228-0000-0120-9276
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Property type	Semi-detached house
Total floor area	152 square metres

Rules on letting this property

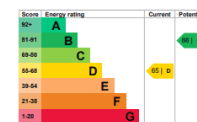
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-or-lease-related-occupancy-minimum-energy-efficiency-standards-landlord-guidance) (<https://www.gov.uk/guidance/domestic-or-lease-related-occupancy-minimum-energy-efficiency-standards-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

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