



**PRICE £360,000**

**28 CHURCH STREET, MILNTHORPE,  
CUMBRIA, LA7 7DX**

An attractive stone the detached property situated in the stunning garden areas to surround whilst benefiting from off-road parking, detached double garage and distant views to open fields. A fabulous property suitable to both families and couples providing easy access into Milnthorpe market town.



4



2



2



Double Garage  
and Off Road  
Parking



## Lounge



### DIRECTIONS

From our offices in Park Road to the crossroads into Church Street. Continue along Church Street before turning right into St Anthony's Hill and immediately right to the property. There is parking immediately in front of the property and in front of the detached double garage.

### LOCATION

A secluded and private location shrouded from the road by the stunning gardens and mature trees. A position to the edge of Milnthorpe village centre provides access on foot to a wide range of local amenities whilst also creating a peaceful and private setting.

### DESCRIPTION

28 Church Street is an attractive stone built detached barn conversion with stone faced and rendered extensions set away from the main road and boasting stunning and attractive gardens to the front and side creating a serene and tranquil setting.

With off-road parking immediately in front of the property and also in front of the detached double garage, the property provides easy access into the town for a range of amenities. A pathway leads alongside a low maintenance border and mature planted bed to the recessed entrance door opening onto the ground floor accommodation.



The ground floor is set across split levels with the main reception room again set over two levels providing an impressive open plan reception space with upper dining area and steps leading down to an attractive and inviting lounge centring around a coal effect living flame gas fireplace.

The room has feature beams throughout and provides a multiple aspect with double glazed windows to the front, side and rear looking out onto the stunning surrounding gardens whilst full height double glazed windows and a doorway opens onto the conservatory.

The conservatory provides a versatile space currently used as a dining area with potential for a sitting room, family room or retreat allowing attractive views out onto the thriving and colourful gardens to surround. French doors provide access into the garden areas while a pitched and glazed ceiling allows an influx of natural light.

The lower level to the ground floor also features a study with double glazed window and serving hatch through into the dining area which can also be used as an additional bedroom or snug. The upper level to the ground floor features a large kitchen and breakfast room with L-shaped work surface and fitted storage units.



**Kitchen**



## Bedroom One



The kitchen benefits from a stainless steel one and a half sink and drainer with mixer tap, four ring touch controlled hob, integrated double oven and built-in dishwasher as well as space for a fridge freezer. There is a doorway leading down to the terraced rear garden area and patio seating space with further access leading into a utility room.

The ground floor double bedroom looks out to the front of the property and provides a well proportioned room with versatile accommodation which can also be used as further ground floor reception space.

The family bathroom is situated next door and contains a modern three-piece suite with low-level bath and wall mounted mixer shower, WC and vanity basin. The room has full height tiling and a fitted vanity mirror with shelving along with a heated towel rail.

The first floor accommodation provides a range of bedrooms and a high quality modern fitted shower room.

The master bedroom is located above the lounge and provides a full depth double bedroom with fitted storage wardrobes and multiple aspects to all sides over the surrounding gardens.



The shower room is located next to the master bedroom and contains a corner shower cubicle, WC and vanity wash hand basin along with a heated towel.

The remaining two bedrooms provide a double room which is currently used as a twin with dual aspect to the front and side along with a separate single bedroom with pitched ceiling, double glazed window to the gable wall and a Velux rooflight. This bedroom also allows access to additional eaves storage spaces.

The surrounding gardens add to the picturesque tranquillity of this property and feature ornamental ponds with natural stone detail surround leading onto a large shaped lawn extending to the front and side of the property with heavily planted borders, mature trees and a hedgerow boundary. The garden also includes a garden chalet with electric supply and lighting having a multitude of uses.

#### **TENURE**

Freehold



**Bathroom**



## Rear Garden and View



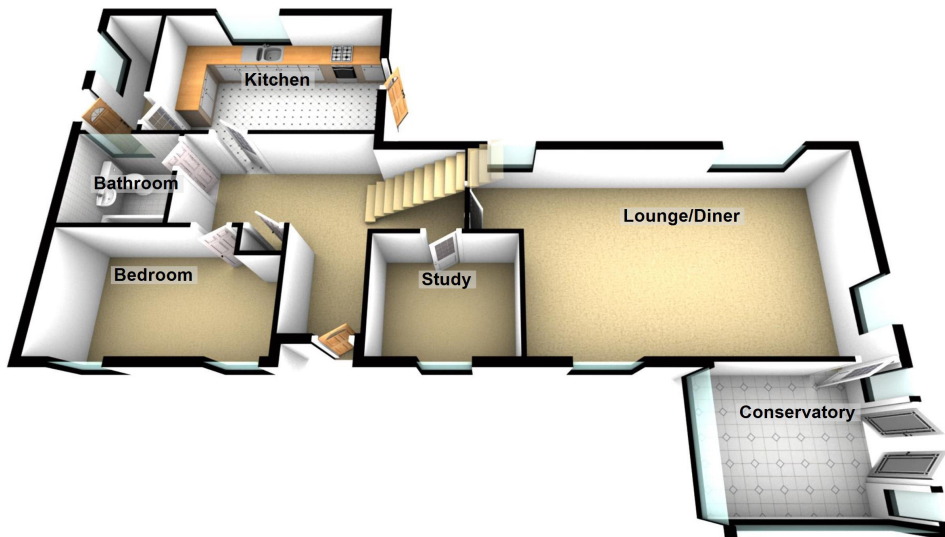
### What we love about the property.....

"The tranquil feeling created by the spacious gardens surrounding the front and side of the property coupled with the versatile and spacious accommodation throughout. This attractive stone clad detached home must be viewed to be appreciated."



## Property layout

Ground Floor



### ROOM MEASUREMENTS

#### Lounge diner

25'6" (7.78 m) X 14'0" (4.27 m) maximum measurements

#### Study

9'3" (2.84 m) X 8'2" (2.50 m)

#### Conservatory

11'0" (3.36 m) X 8'11" (2.73 m)

#### Kitchen

15'10" (4.84 m) X 9'7" (2.93 m)

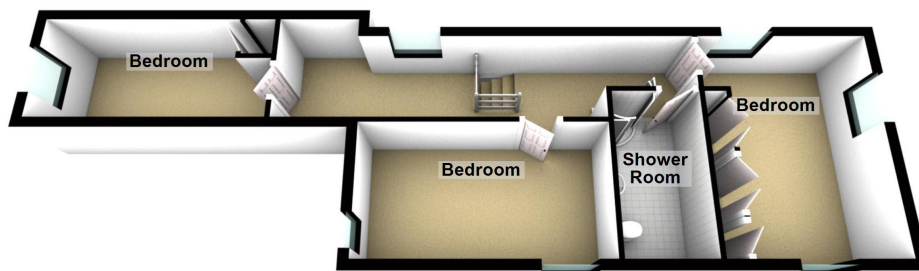
#### Utility

3'8" (1.14 m) X 9'8" (2.97 m)

#### Ground floor bedroom

14'6" (4.44 m) X 8'4" (2.56 m) maximum measurements

First Floor



#### Bedroom one

10'6" (3.21 m) X 14'1" (4.30 m)

#### Bedroom three

14'11" (4.55 m) X 11'2" (2.50 m)

#### Bedroom four

15'1" (4.61 m) X 6'8" (2.04 m)

#### Shower room

5'5" (1.65 m) X 10'3" (3.13 m)



# You'll know when it feels like home



## MORTGAGES

Choosing the right mortgage can be a tricky proposition – but help is at hand. We negotiate mortgages every day for every type of buyer. So, whether you're a first-time buyer or a long-time homeowner, we can guide you through the process.

Call your local office or visit  
[www.pooletownsend.co.uk](http://www.pooletownsend.co.uk)



Your viewing appointment is on \_\_\_\_\_

### Additional information

Council Tax Band: E  
Local Authority: South Lakeland District Council  
Services: Mains electric, gas and water

EPC Rating = F

### Your mortgage arrangements

Poole Townsend Solicitors are able to help you choose from the many mortgage and life insurance products available. Please contact one of our Independent Advisers for an appointment. Your home may be repossessed if you do not keep up repayments on your mortgage. Poole Townsend are Independent Financial Advisers authorised and regulated by the Financial Conduct Authority. Authorised and regulated by the Solicitors Regulation Authority No. 00076553.

### Visit us at

[www.pooletownsend.co.uk](http://www.pooletownsend.co.uk)  
[enquiries@pooletownsend.co.uk](mailto:enquiries@pooletownsend.co.uk)

### We are open

Monday – Friday 9.00 – 5.00  
Saturday 9.00 – 1.00

Our team are available weekdays 8am til 8pm

Barrow 01229 811811  
Ulverston 01229 588111  
Grange 015395 33316  
Kendal 01539 734455  
Milnthorpe 015395 62044

All photographs on this brochure have been taken with a combination of a wide angle lens – 10-20mm aperture and standard lens – 18-55mm.  
Internet connection and speeds are available at  
<http://www.rightmove.co.uk/broadband-speed-in-my-area.html>

