



OIRO £260,000

**1 STRAND COTTAGES, MILNTHORPE,
CUMBRIA, LA7 7AE**

A beautiful three-bedroom semi-detached cottage set by the riverside in Milnthorpe. The property has been tastefully decorated throughout and there is a secluded patio area with a pretty garden leading down to the river.

**POOLE
TOWNSEND**



3



1



1



Garage and Off
Road Parking

Kitchen



DIRECTIONS

From our offices in Park Road turn right and proceed towards Sandside. Take the left hand turn after Bela Forge into The Strand where number 1 Strand Cottages is situated on your right-hand side forming the far side of the semi-detached property.

LOCATION

A picturesque and private location situated on the banks of the River Bela. Attractive open aspect views to the front over allotments and recreational areas allow outlooks to Milnthorpe whilst views from the rear of the property look out onto the river and Dallam Park. A leisurely walk provides access to the amenities within the village.

DESCRIPTION

1 Strand Cottage is a beautifully appointed three-bedroom semi-detached traditional stone built cottage situated to the edge of Milnthorpe village. The picturesque and private location boasts a delightful setting on the banks of the River Bela with open aspect views to the front and views onto the river and park beyond to the rear.

The property benefits from a spacious open plan living area to the ground floor and three well proportioned bedrooms to the first floor ideally suited to a wide range of potential purchasers. Off road parking to the side of the property provides access to a recessed wood store and up and over door into an attached garage and workshop situated to the side of the property.

The front door opens onto an entrance porch with further access into a large open plan ground floor living space.

The living space covers the footprint of the property minus the entrance hall and staircase and provides a lounge with open fire and decorative feature tiled surround leading onto a seating area with patio doors opening onto a stone flagged patio seating space and access to the rear garden.

The ground floor also features a dining area with single glazed sash window to the front and open access through into a modern fitted kitchen with three sided surface and grey matt finished storage units throughout containing a stainless steel one and a half sink and drainer with mixer tap, four ring gas hob and extractor hood along with a built-in oven, fridge and microwave and recess space for a dishwasher.

The first floor accommodation features well proportioned bedroom space with two large front facing double bedrooms with the original single glazed sash windows. The master room provides fitted storage cupboards and a vanity area with the second bedroom providing further fitted storage and an original cupboard.

The third bedroom is an additional double room currently used as a single and study area overlooking the rear garden with views to the River Bela. The bathroom provides a three-piece suite which includes a Jacuzzi bath with mixer tap and wall mounted electric shower, WC and pedestal wash hand basin. There is a fitted airing cupboard with combi fired boiler and double glazed windows to the side and rear.

The rear garden to the property provides access down to the banks of the River Bela and features the stone flagged patio seating space and steps down to a shaped lawn with planted borders.

TENURE

Freehold



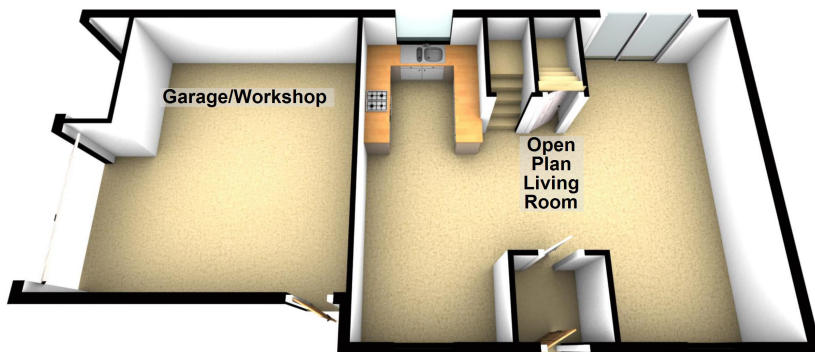
What we love about the property.....

"The beautiful finish to this picturesque three-bedroom semi-detached cottage situated to the banks of the River Bela Attractive outlooks to the front and rear add to the private location."



Property layout

Ground Floor



ROOM MEASUREMENTS

Open plan living room

25'4 (7.73 m) X 20'11 (6.38 m) maximum measurements

Bedroom one

13'7 (4.16 m) X 11'11 (3.64 m)

Bedroom two

11'6 (3.52 m) X 11'11 (3.65 m)

Bedroom three

9'10 (3.00 m) X 8'11 (2.73 m)

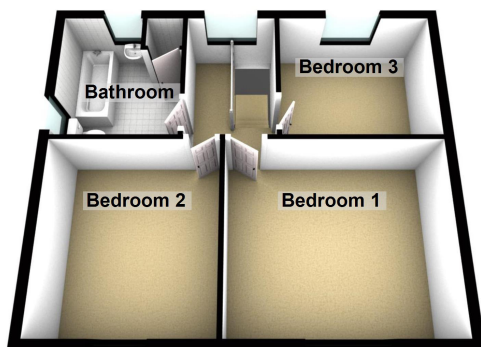
Bathroom

8'6 (2.60 m) X 8'2 (2.51 m)

Garage

18'1 (5.51 m) X 18'2 (5.55 m) maximum measurements

First Floor



Your viewing appointment is on _____

Additional information

Council Tax Band: D
Local Authority: South Lakeland District Council
Services: mains electric, gas and water

EPC Rating = D

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

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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>