



## Flat 3 The Coach House

Kirksanton, Millom, LA18 4NN

Offers In The Region Of £125,000



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*A charming two-bedroom apartment set within The Coach House, Kirksanton — a picturesque coastal village on the edge of the Lake District National Park. This idyllic location offers easy access to the serene beauty of the Western Lakes and boasts a welcoming community with a village hall, park, traditional pub, and a 20 minute walk to the nearby beach. Enjoy breathtaking views of Black Combe and the surrounding countryside.*

As you step into the apartment, you are welcomed by a spacious entrance hallway that provides convenient access to all rooms within the property. This well-designed layout ensures a natural flow throughout the apartment, offering both functionality and comfort.

You'll discover a bright and inviting lounge, perfect for relaxing or entertaining guests. A window with charming, uninterrupted views of the surrounding countryside, filling the room with natural light. The lounge is further enhanced by an attractive feature brick fireplace, creating a warm and cosy focal point. The space is finished with a fitted carpet underfoot and neutral décor to the walls.

The kitchen has a good range of both base and wall-mounted units, offering ample storage for all your culinary essentials. A single sink unit with a mixer tap and drainer and a freestanding cooker and hob are included for your convenience. There is also plenty of space to accommodate additional appliances, such as a fridge/freezer and a washing machine.

The bathroom is fitted with a four-piece suite in classic white, comprising a low-level WC, wash hand basin, a panelled bath, and a separate shower cubicle for added convenience.

Complementing the suite are white tiled splashbacks and white painted walls and carpet.

The apartment offers two generously sized double bedrooms. One of the property's standout features is the breathtaking scenery visible from every window. No matter which room you are in, you are treated to picturesque vistas of rolling countryside, providing a sense of peace and seclusion while still being conveniently located. There is also an allocated parking space for the property.

Furniture included in the sale

### Lounge

13'6" x 13'0" (4.12 x 3.98)

### Kitchen

9'0" x 8'8" (2.76 x 2.65)

### Bathroom

6'5" x 9'8" (1.96 x 2.96)

### Bedroom one

12'11" x 9'11" (3.96 x 3.04)

### Bedroom two

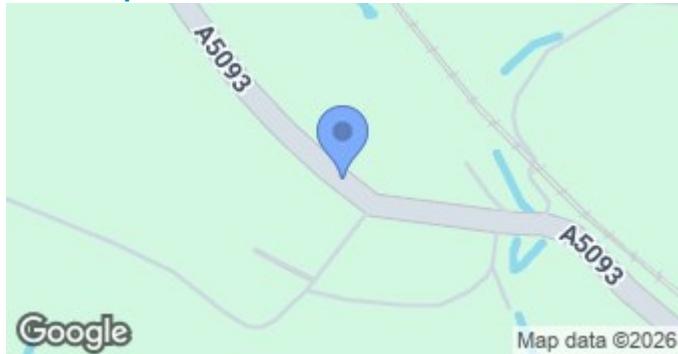
9'0" x 11'3" (2.75 x 3.43)



- Quiet Village Location
- Views
- Council Tax Band A
- 20 minute walk to the beach
- Two bedrooms
- Parking allocation
- EPC E
- Furniture included



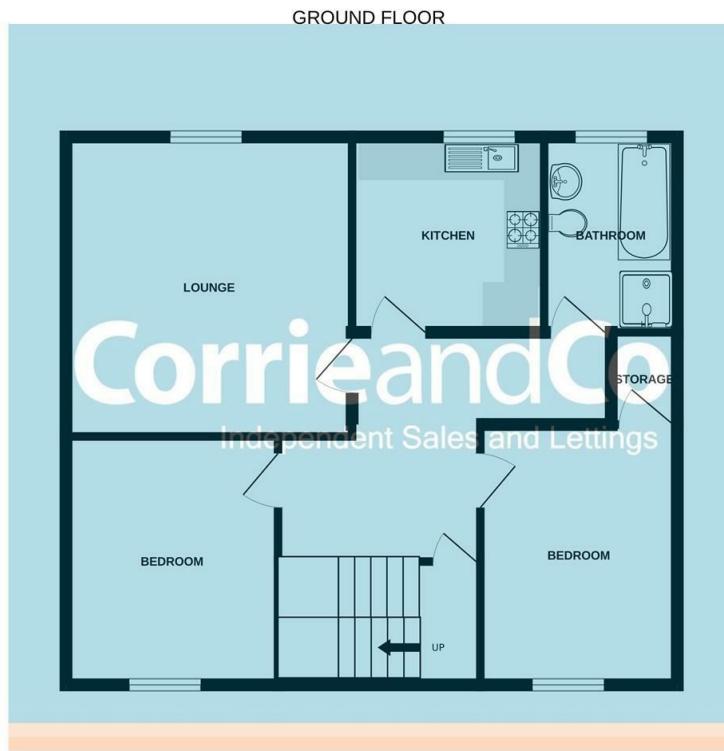
## Road Map



## Terrain Map



## Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or functionality. No guarantee is given. Made with Metrix C2025

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To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services. Ask for further information.

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		EU Directive 2002/91/EC	
England & Wales		EU Directive 2002/91/EC	