



Rose Cottage Carr Bank Road, Carr Bank
£480,000 Freehold



Rose Cottage Carr Bank Road

Carr Bank, Milnthorpe

A well presented detached barn and cottage conversion with fabulous views across open countryside towards Arnside village. Situated in the area of Carr Bank, conveniently placed for the popular village of Arnside where the numerous amenities include a variety of shops, public houses, cafes, a post office/convenience store, chemist, bakery, award winning fish and chip shop, church, primary school, the promenade and railway station. There are many walks within the area including Arnside Knott which lies within the Arnside and Silverdale area of natural outstanding beauty.

The accommodation, briefly comprises a entrance hall, sitting room, kitchen diner, cloakroom, utility room with garage to the ground floor and three double bedrooms, bathroom, shower room and office space on the landing to the first floor. The property benefits from double glazing and gas central heating.

Outside offers a generous patio garden with ample driveway parking.

Council Tax band: F

Tenure: Freehold

GROUND FLOOR

SITTING ROOM

18' 9" x 12' 3" (5.71m x 3.73m)

Both max. Double glazed sliding door, two double glazed windows, two radiators, gas solid fuel effect stove, exposed beams, recessed spotlights.

KITCHEN/DINER

20' 4" x 11' 2" (6.20m x 3.41m)

Both max. Two double glazed windows, radiator, good range of base and wall units, stainless steel sink, integrated oven and microwave, gas hob, extractor/filter over, integrated appliances including fridge freezer and dishwasher, tiled splashback, recessed spotlights, hardwood flooring.

GARAGE/UTILITY ROOM

19' 0" x 18' 7" (5.80m x 5.67m)

Both max. Sliding door, radiator, base units, plumbing for washer dryer, stainless steel sink, light and power.

CLOAKROOM

4' 8" x 4' 4" (1.42m x 1.33m)

Both max. Double glazed window, radiator, W.C. wash hand basin, recessed spotlight, pitch pine flooring.

HALLWAY

19' 9" x 16' 7" (6.01m x 5.05m)

Both max. Two double glazed windows, two radiators, understairs storage housing radiator, recessed spotlights, pitch pine flooring.





FIRST FLOOR

BEDROOM

17' 9" x 11' 4" (5.42m x 3.46m)

Both max. Two double glazed windows, two radiators, fitted pitch pine wardrobes, exposed beams, recessed spotlights.

BEDROOM

18' 2" x 11' 11" (5.53m x 3.62m)

Both max. Two double glazed windows, two radiators, pitch pine fitted wardrobes, exposed beams, recessed spotlights.

BEDROOM

16' 4" x 11' 4" (4.98m x 3.45m)

Both max. Two double glazed window, radiator, pitch pine fitted wardrobe, recessed spotlights.

SHOWER ROOM

5' 10" x 4' 6" (1.77m x 1.37m)

Both max. Double glazed window, fully tiled walk in shower with thermostatic shower fitment, extractor fan, recessed spotlights.

BATHROOM

10' 8" x 8' 6" (3.26m x 2.59m)

Both max. Double glazed window, radiator, four piece suite comprises W.C. wash hand basin, bidet and bath with mixer shower, partial tiling to walls, recessed spot lights, shaver points.

LANDING/OFFICE SPACE

28' 6" x 9' 1" (8.68m x 2.76m)

Both max. Double glazed roof window, two double glazed windows with single glazed inners, loft access which houses a valiant eco-tech Combi Boiler , stone features, exposed beams, pitch pine flooring.

EPC RATING D

SERVICES

Mains electric, mains gas, mains water, mains drainage.





GARDEN

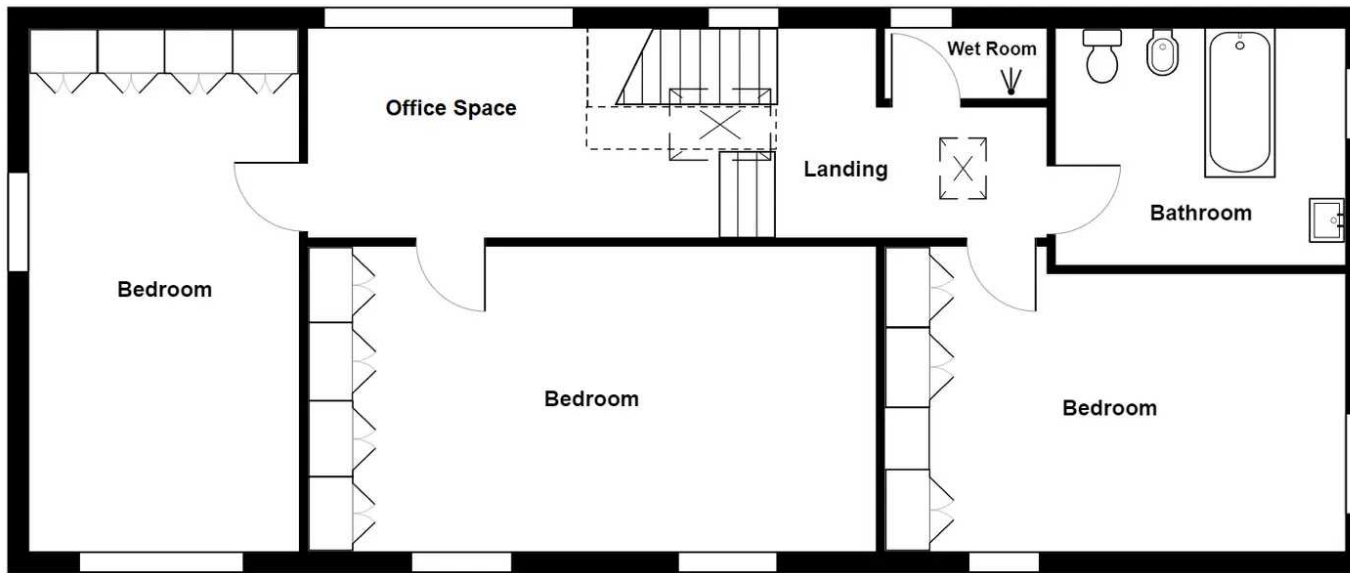
An enclosed well kept garden with a generous sized patio seating area with stocked borders, established trees, shed, two water supply points and ample gravelled driveway parking.

GARAGE

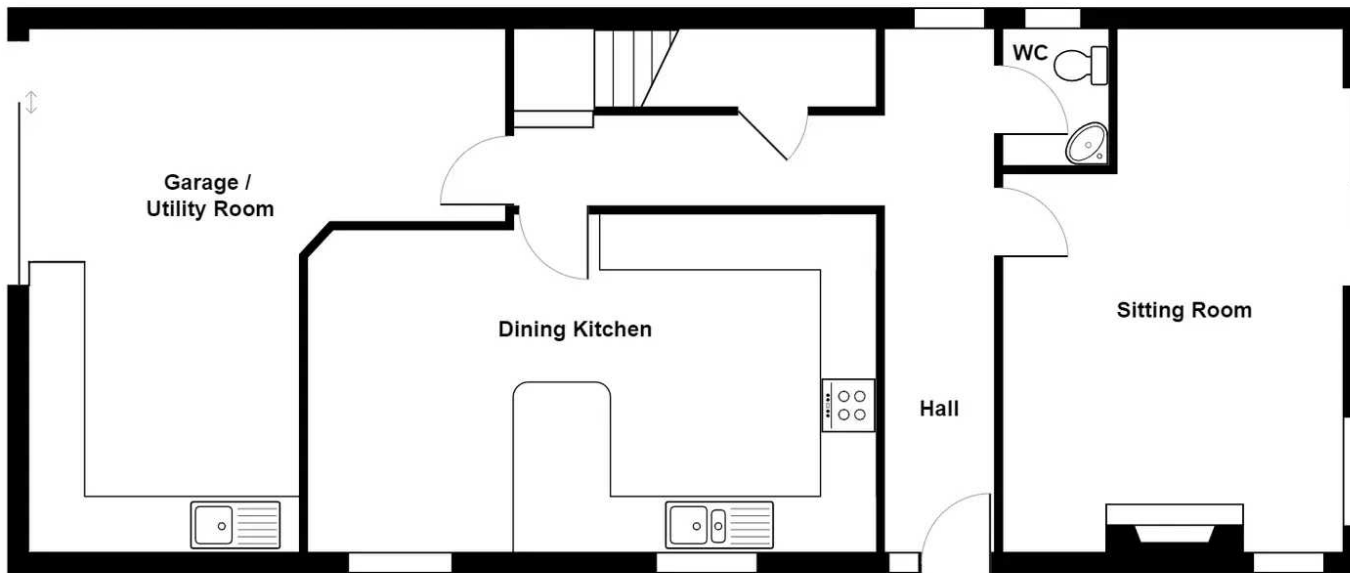
Single Garage

19' 02" x 18' 60" (5.80m x 5.67m) Sliding door, radiator, base units, stainless steel sink, plumbing for washer dryer, light and power.





First Floor



Ground Floor

Rose Cottage, Carr Bank Road, Carr Bank, Milnthorpe

Total Area: 165.1 m² ... 1778 ft²

For illustrative purposes only - not to scale. The position and size of features are approximate only.
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