



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

29 Park Road - Milnthorpe





Features

- Three double bedrooms
- Versatile living accommodation
- Original features and lots of character
- Secure rear garden
- Lovely open views from the garden
- Opportunity to add your own stamp and increase value
- Modern kitchen and bathroom

'Cherry Cottage' is a charming and unique three bedroom home located in the heart of Milnthorpe showcasing beautiful rear views over the recreational fields to Dallam Park beyond. There is potential to add your own stamp to the home and to increase the value. The spacious accommodation offers various rooms to utilise as you wish and consists of a double fronted living room with a log burner, a separate formal living room, a light and bright kitchen/ diner with direct access out to the rear garden and a generous utility room. The first floor offers a landing with a wonderful

elongated window allowing an abundance of natural light in, three double bedrooms and a shower room. There are delightful original features throughout the property hinting back to the history of the home. The rear garden boasts fantastic open views over the recreational fields and over to Dallam Park beyond with space for al fresco dining and socialising while enjoying the surrounding area. Milnthorpe is a large village offering a great selection of local amenities as well as a nursery- primary school and secondary school which are all within five minutes

walking distance of the property. The M6 motorway can be reached within 10 minutes and there is a regular bus service that runs 7 days a week from Lancaster up to Keswick in the Lake District. Milnthorpe benefits from having 2 doctors surgeries- 2 dental practices- a Pharmacy- an opticians- a vets and much-much more and plays host to an array of social activities for all ages ranging from baby and toddler groups and youth groups to coffee mornings and sports clubs. There is a supermarket- 3 pubs- several independent shops and a variety of eateries.



GROUND FLOOR

Living room

A double fronted room boasting two large windows with front facing views and deep sills. An inset log burner stands to one end upon a raised slate hearth to add a cosy and homely touch. There are built-in cupboards within an alcove for additional storage. Original exposed wooden laths to part of the wall show a glimpse of the history of the property.

Hallway

A generous hallway filled with natural light leading to the formal living room and the kitchen/ diner. There is an under stairs cupboard with shelving perfect for storage and a large pantry next to the kitchen with original features.

Kitchen/ diner

A light and bright multi-functional room benefitting from a high ceiling with beautiful open views out to the garden, across to the recreational fields and over to Dallam park in the distance. Modern grey shaker style base and wall units provide an abundance of storage space with white subway tiled splashbacks and wood effect work surfaces with a contemporary tile effect flooring. Integrated appliances include an oven and an electric hob with a cooker hood above. There is space for a fridge freezer and access into the pantry and utility room. A door allows direct access out to the secure rear garden, perfect for dining al fresco in the warmer months. A peninsular zones the room and offers further storage and work surface space. There is plenty of room for a dining table to seat six and also space for a sofa for social cooking and relaxing.





Formal living room

An additional living space with dual aspect views out to the front and side of the property with a front facing bay window, alcove storage and a built-in cupboard. This room could also be used as a play room or a dining room.

Utility room

A useful addition to the home offering space for a washing machine and dryer with fitted shelving perfect for storage with an alcove benefitted from further fitted shelves. A window over looks the rear garden and allows natural light through.

FIRST FLOOR

Bedroom 1

A large double bedroom with front facing views through the large window. Large exposed wooden floorboards and a stone hearth add a touch of the homes history. There is lots of space for furniture.

Bedroom 2

A double bedroom with rear facing elevated views through the large window with a deep sill towards the recreation fields and Dallam park. There is built in storage with a feature wooden ceiling beam.

Bedroom 3

A front facing double bedroom with a large window and deep sill with a feature original wooden beam.

Shower room

A large, bright room with a quadrant, mains fed shower cubicle with a low shelf/ seat, W.C and a hand basin with stone coloured tiled walls. Natural light flows through with a heated towel rail and a built-in storage cupboard.

Landing

A bright room allowing access to all three bedrooms and the shower room. A large elongated window with a deep sill allows natural light to stream through illuminating the space. There is a good sized room just off the landing ideal for storage or as a dressing room.

Externally

There is no parking for the property however there is space to the side at the front to accommodate a motorbike. The rear garden is secure and surrounded by low stone walls with a hard standing area directly outside the kitchen with room to sit out for al-fresco dining. A lawn can be found further down with a path leading down to the gate with a small beck at the bottom and a bridge leading over to the recreation fields beyond. Mature trees and bushes add interest and colour.

Useful Information

Council tax band - B (SLDC).

Tenure - Freehold.

Heating - Gas central heating.

Drainage - Mains.

Property re-wired in 2020.

Kitchen installed 2021.

Roof has been recently replaced.

As the property has been empty for over 2 years- any renovation/ improvement works are eligible for a reduced rate of VAT (5% rather than 20%).



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services



29 Park Road - Milnthorpe



Ground Floor



Floor 1



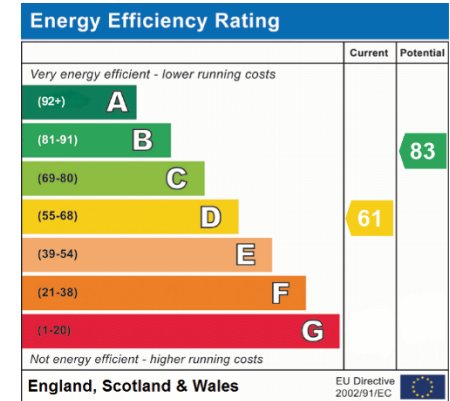
Approximate total area⁽¹⁾

1369.08 ft²
127.19 m²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Waterhouse Estate Agents
10 Park Road, Milnthorpe
LA7 7AD
Tel: 01524 760048

info@waterhouseestates.co.uk
www.waterhouseestates.co.uk



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Waterhouse Estate Agents for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.