



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

Culreoch - Heversham





Features

- Detached true bungalow
- Four bedrooms
- Versatile living accommodation
- Beautiful surrounding gardens
- Driveway for four vehicles and a garage
- Fitted storage throughout
- Located close to local amenities and transport links
- No onward chain

A delightful four double bedroom home located just off Dugg Hill in Heversham offering the perfect blend of comfort and space while being surrounded by beautiful and mature country gardens. Boasting ample room for everyone, this property benefits from a wealth of fitted storage throughout and impressive views of the gardens from all rooms. There is parking for four vehicles comfortably on the driveway, a larger than average garage, a greenhouse

and a shed for storage. Internally there is a large living room with wonderful open views out to the rear gardens, an additional sun room, a dining room, the kitchen, four double bedrooms - one with an en-suite shower room, the family bathroom and a separate WC. The quaint village of Heversham is situated 2 miles from Milnthorpe and offers good transport links. There is a frequent bus service running through the village and the M6

motorway, Oxenholme and Carnforth train stations can be reached within a 10 minute drive. The 8th century church of St Peter's stands centrally and there are a variety of recreational facilities including a fully functioning outdoor activities centre, tennis courts, bowling green and a playground. There are also rugby, football and hockey fields, as well as a cricket ground and pavilion. There are numerous walks on the doorstep to enjoy.



Entrance porch

Full of natural light and with views over the front gardens, this is a useful space to take off shoes and coats before entering the main accommodation. The floor is fully tiled and there is access to the utility room/WC and dining room from here.

Living room

A generous living room with a large window to frame the picture perfect front gardens. A feature gas fireplace is surrounded by a slate surround and hearth with a wooden mantle shelf above. There is room for all the family to gather here for entertaining or just for relaxing in front of the fire in the colder months.

Dining room

A versatile and spacious room currently set up as a formal dining room. The large picture window offers side facing views out to nearby countryside.

Kitchen

Boasting a wide array of base units with tall wall units and marble effect work surfaces. Integrated appliances include a dishwasher and there is space to accommodate a stand alone cooker and an under counter fridge freezer. There is space for a dining table for seat four - perfect for breakfasts and a morning cup of coffee to start the day and views out to the front garden.

Sun room

Offering panoramic views outside, this is a lovely, bright room to sit to relax and get stuck into a good book. A built-in cupboard with fitted shelving offers space for storage.



Hallway

A 'T' shaped internal hallway providing access to all bedroom accommodation and the bathroom. There is access to the attic from here and also a double storage cupboard that houses the boiler.

Bedroom 1

A generous double bedroom boasting open views out to the private rear gardens and offering access to a deep floor to ceiling storage cupboard.

En-suite

A modern shower room with a large, mains-fed, walk-in shower cubicle, a hand basin and WC. The walls are fully tiled and there is a wall mounted heated towel rail.

Bedroom 2

A good sized double bedroom with front facing views over the gardens through the large picture window.

Bedroom 3/ office

Currently set up as an office, this double bedroom has wonderful views over the gardens and boasts a deep cupboard for storage. Two alcoves with fitted shelving offer space for books or for displaying items.



Bedroom 4

A bright double bedroom with front facing views and a double, floor to ceiling fitted wardrobe for storage.

Bathroom

A modern bathroom, brimming with natural light and consisting of a bath with an overhead, mains-fed shower and a hand basin. A deep floor to ceiling cupboard provides space for towels and toiletries with fitted shelving.

WC

A separate WC with a hand basin located next to the bathroom.

Utility room/ WC

A fantastic addition to the home to ensure the main living accommodation is utility and noise free. The tiled floor continues in from the entrance porch and there is a WC and hand basin present with space for a washing machine, dryer and further storage.

Garage

A larger than average integrated garage with an electric garage door and a door to the side for alternative access along with a window to allow natural light in. There is water, power and light present.



Externally

Sitting on a large plot, the property sits centrally between two generous gardens that have been lovingly maintained over the years. The front garden benefits from a gravelled driveway that is easily able to accommodate four vehicles and offers access to the garage. Mature hedges encompass the space along with lovingly planted borders to create a private and secure place to spend time and there are views of Heversham Head to enjoy. A lawn sits in front with a path winding through to lead you up to the front door. There is access around both sides of the property into the rear garden. The rear country garden is a joy to behold with various places to sit out to appreciate them with a main formal lawn and a zoned orchard garden surrounded by roses and wildflowers with a stone cobbled path leading the way around. There are fruit bushes close to the useful greenhouse and shed behind, a paradise for keen gardeners!

Useful Information

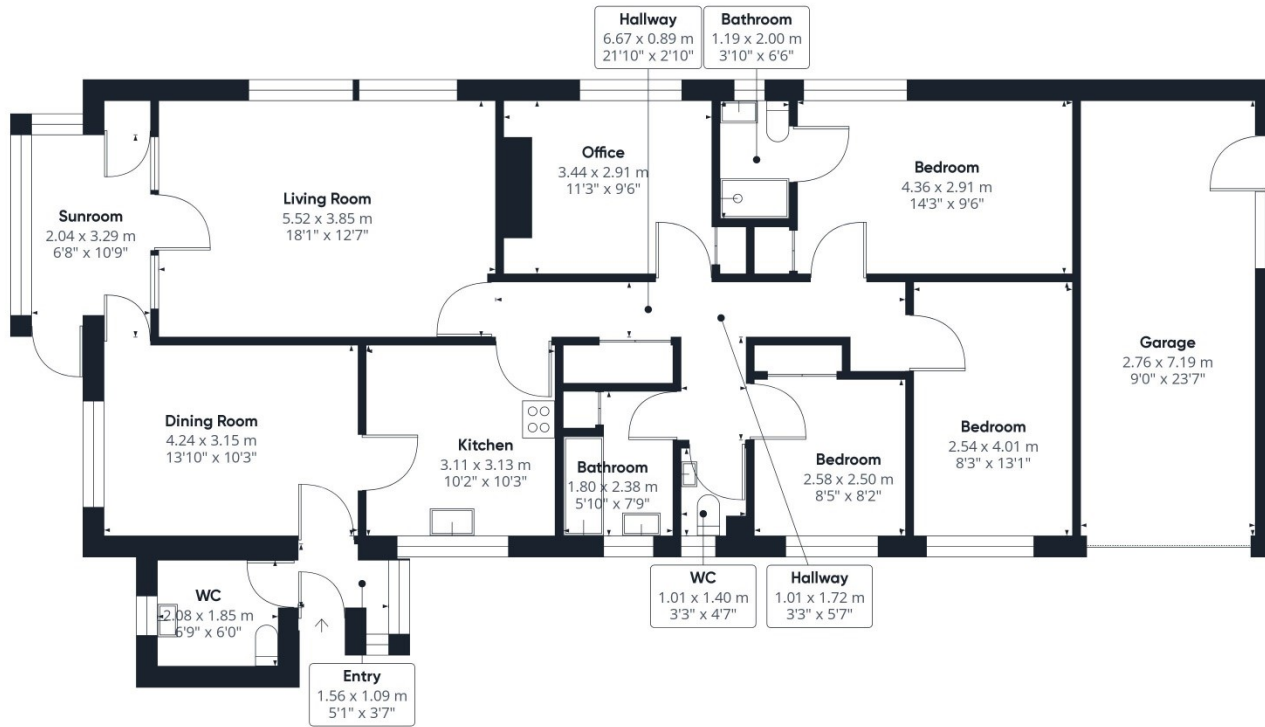
House built - 1971.
Tenure - Freehold.
Council tax band - E (Westmorland and Furness Council).
Heating - Gas central heating.
Drainage - Mains.
Internet - B4RN internet available to property if required.
What3Words location - ///ladder.smirking.rescuer.



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services



Culreoch - Heversham



Approximate total area⁽¹⁾

137.91 m²
1484.5 ft²

(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.