



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

2 Woodhouse - Woodhouse





Features

- Three double bedrooms
- Original features throughout
- Offered with no onward chain
- A spacious and homely mid-terraced property
- Beautiful lawned gardens
- A secure courtyard with parking for 2 vehicles

A characterful, three double bedroom home located in a beautiful and peaceful hamlet offered with no onward chain. The spacious property features an abundance of original features throughout creating a unique and homely feel. Stone steps lead up to the front door and into the entrance porch where there is space to take off shoes and coats before entering the main home. The open plan kitchen and dining room is a wonderful social space able to allow for entertaining and social cooking and dining. The living room has a wow factor with an imposing sandstone fireplace housing a log burning stove and french doors leading directly out to the rear gardens. The first floor offers the three double bedrooms and the four piece family bathroom. Externally there is a low

maintenance, shared courtyard able to accommodate two vehicles with an outbuilding to utilise. The rear garden offers a patio directly outside the living room with space to sit out to the enjoy the gardens and perfect for al fresco dining. This leads on to the beautiful manicured lawn bordered by a path and high stone walls creating an exciting 'secret garden' feel to the space. Up a slight incline is a kitchen garden area comprising of raised beds and mature trees. This is a haven for all gardeners! The hamlet of Woodhouse is picturesque and peaceful and nestled close to the villages of Heversham and Hincaster. Surrounded by rolling countryside and there is a leisurely 15 minute walk up to the well known summit of Heversham Head that offers

elevated far reaching views of the area. A short drive away is the larger village of Milnthorpe that offers a great selection of local amenities as well as a nursery, primary school and secondary schools. The M6 motorway can be reached within 7 minutes and there is a regular bus service that runs 7 days a week through Milnthorpe from Lancaster up to Keswick in the Lake District. Milnthorpe benefits from having 2 doctors surgeries, 2 dental practices, a Pharmacy, opticians, a petrol station, 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, 2 pubs, several independent shops and a variety of eateries.



GROUND FLOOR

Entrance hallway

A separate space perfect for taking off boots and coats before entering the main living areas.

Kitchen/ diner

A generous open space combining the well equipped kitchen and a zoned space to accommodate a dining table to easily seat 8 for entertaining and formal mealtimes. The room boasts a high ceiling with wooden details and features throughout to create a homely, farmhouse feel with a large alcove perfect for storing cook books or foodstuffs. The kitchen offers front facing views out to the courtyard and a wealth of bespoke wooden base and wall units to include an integrated oven, electric hob with an extractor hood above and a dishwasher. Located at the other end of the room is a deep under stairs storage cupboard large enough to house a tall fridge freezer as well as other contents.

Living room

A beautiful room emanating a grand, stately home feel and flooded with natural light via the french doors that lead directly out to the gardens. The prominent sandstone fireplace houses a log burning stove to add warmth to the large room. A central feature alcove provides a unique space to keep books and ornaments. A wooden beam adorns the ceiling and adds to the rustic charm.



FIRST FLOOR

Bedroom 1

An impressively sized double bedroom full of natural light and enjoying private, rear facing views out over the gardens. Fitted storage fills one wall comprising of wardrobe space, fitted cupboards and over the bed storage cupboards.

Bedroom 2

Located centrally between the other bedrooms, this double bedroom offers rear garden views through its two windows with deep sills and an original wooden ceiling beam.

Bedroom 3

A good sized double bedroom with rear garden views and wooden beam detailing.

Bathroom

A large, four piece bathroom suite with a quadrant shower cubicle and mains fed shower, a bath, W.C and a hand basin. This is a bright room benefitting from a large window and deep sill.

Landing

Leading to all first floor rooms and allowing access to a deep airing cupboard with fitted shelving.

Externally

Decorative double iron gates open up to reveal a good sized, private courtyard area providing space to park two vehicles with an outbuilding to utilise. The rear garden is currently laid as one garden used also by the neighbouring property but will be sectioned off in the future. There is a patio directly outside the living room offering an ideal space to sit out to enjoy the gardens and to dine al fresco in the warmer months. This leads on to the beautiful manicured lawn bordered by a path and high stone walls creating an exciting 'secret garden' feel to the space. Up a slight incline is a kitchen garden area comprising of raised beds and mature trees. This is a haven for all gardeners!



Useful Information

Council tax band - D (Westmorland and Furness Council).

Electric - Mains.

Heating - Oil central heating.

Drainage - Septic tank.

Water - Water meter.

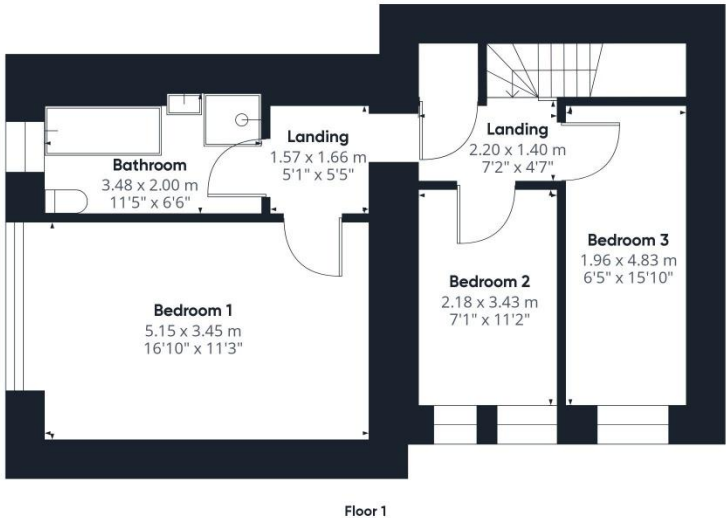
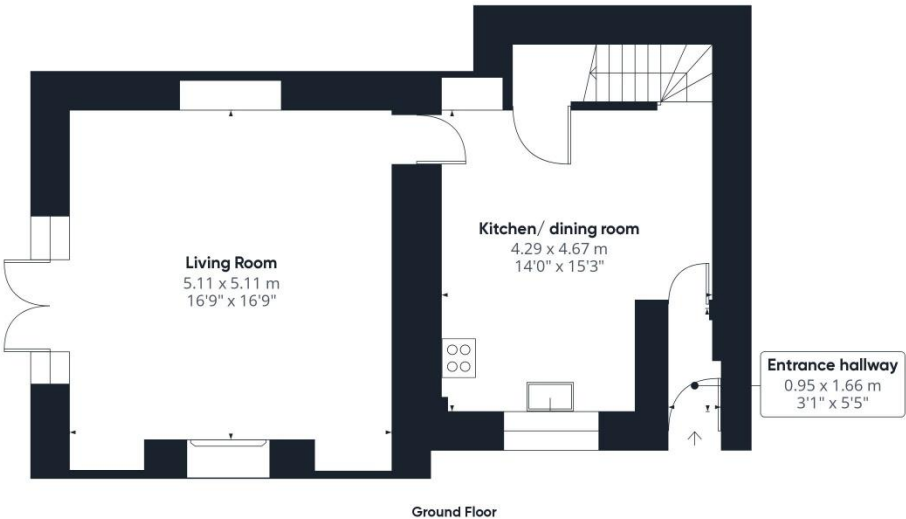
What3words location - ///misty.months.gambles.



**WATERHOUSE
ESTATE AGENTS**
Local, Professional Property Services



2 Woodhouse - Woodhouse

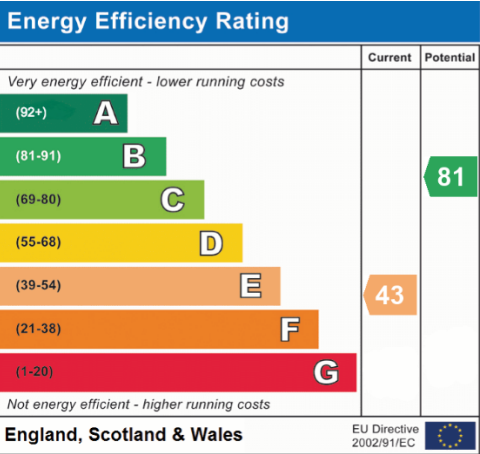


Approximate total area¹⁰
103.42 m²
1113.17 ft²

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.