



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

Mylnock - Ackenthwaite





Features

- Three bedrooms
- Four piece bathroom suite
- Open plan living with separate living room
- Driveway and secure gardens
- Wonderful open countryside views
- Located close to local amenities and transport links

A wonderful 3 bedroom property situated just outside the popular village of Milnthorpe. This home enjoys picturesque open countryside views to the rear, secure gardens, and off-road parking for two vehicles. Internally, the home welcomes you with a bright entrance porch leading into the hallway with built-in storage under the stairs. The separate living room is a cosy retreat, featuring a log-burning stove set on a polished granite hearth. The open-plan kitchen and dining/snug area is a versatile space, complete with a feature gas fireplace and French doors that open directly onto the rear garden. The modern kitchen boasts sleek units, integrated appliances including two ovens and a five-ring gas hob, and a Velux window positioned above the sink, providing plenty of natural light. Upstairs, the first floor offers 2 generous

double bedrooms, one with a full wall of fitted wardrobes and countryside views, while the third versatile room can serve as a home office, nursery or craft room. The stylish four-piece family bathroom features a shower cubicle with a mains-fed shower, a separate bath, a hand basin set above a vanity unit, and a WC, all complemented by a heated towel rail and an abundance of natural light. Externally, the front garden is mainly laid to lawn, with a gravel path leading to the front door and continuing around the side to the rear garden. The rear garden features a driveway accommodating 2 vehicles, a lawned area, and a raised deck directly outside the dining room—an ideal spot to enjoy the stunning countryside views. A large shed at the side of the home provides ample storage for

garden tools and outdoor furniture. 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 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 porch - A bright and welcoming entrance to the home, providing ample space to remove and store coats and shoes before stepping into the main living area. There is a practical tiled floor and views out to the front garden.

Hallway - A spacious hallway offering ample storage space, including a convenient under the stairs cupboard. Natural light streams in from the entrance porch, creating a bright and inviting atmosphere.

Kitchen - A sleek, modern kitchen featuring grey handleless gloss base and wall units complemented by light work surfaces. Integrated appliances include a dishwasher, washing machine, two ovens, a five-ring gas hob, and an overhead extractor - perfect for those with a passion for cooking. A Velux window above the sink separates the main cooking area from the washing-up space, while ample room is available for a tall fridge freezer. A door provides direct access to the rear garden.

Living room - A bright and cosy living room with views overlooking the front garden, ideal for relaxing with family and friends. A wood-burning stove, set on a polished granite hearth, serves as a striking focal point.



Dining room/ snug - Flowing seamlessly into the kitchen, this versatile dining area features a striking gas fireplace and French doors that open directly to the rear garden - ideal for al fresco dining in the warmer months. Currently used as a snug, the room is bathed in natural light, creating a warm and inviting space to relax.

FIRST FLOOR

Bedroom 1 - Boasting elevated, rear facing views over to nearby open countryside, this bright double bedroom benefits from a wall of fitted bedroom wardrobes and storage also with a central dressing table.

Bedroom 2 - A front facing double bedroom with a large window that fills the room with natural light.

Bedroom 3 - Currently set up as an office, this front facing room would also make a lovely nursery or craft room.

Bathroom - A stylish monochrome four-piece suite featuring a shower cubicle with a mains-fed shower, a bath, a hand basin set above a vanity unit for storage, and a WC. A heated towel rail adds comfort, while the window allows plenty of natural light to brighten the space.



Externally

The secure front garden is primarily laid to lawn, with a gravel path leading from the gate to the front door and continuing around the side to the rear garden. At the rear, a driveway provides parking for two vehicles alongside a lawn that extends to a raised decked area, positioned directly outside the dining room creating an ideal spot to take in the picturesque views of the open countryside, this space also offers storage underneath. A large shed with lights and power sockets sits to the side of the home, offering ample storage for garden equipment and outdoor furniture.

Useful Information

House built - 1937.

Tenure - Freehold.

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

Heating - Gas central heating (boiler installed 2020).

Drainage - Mains.

Loft - Fully boarded with lighting and electrics and drop down ladder.

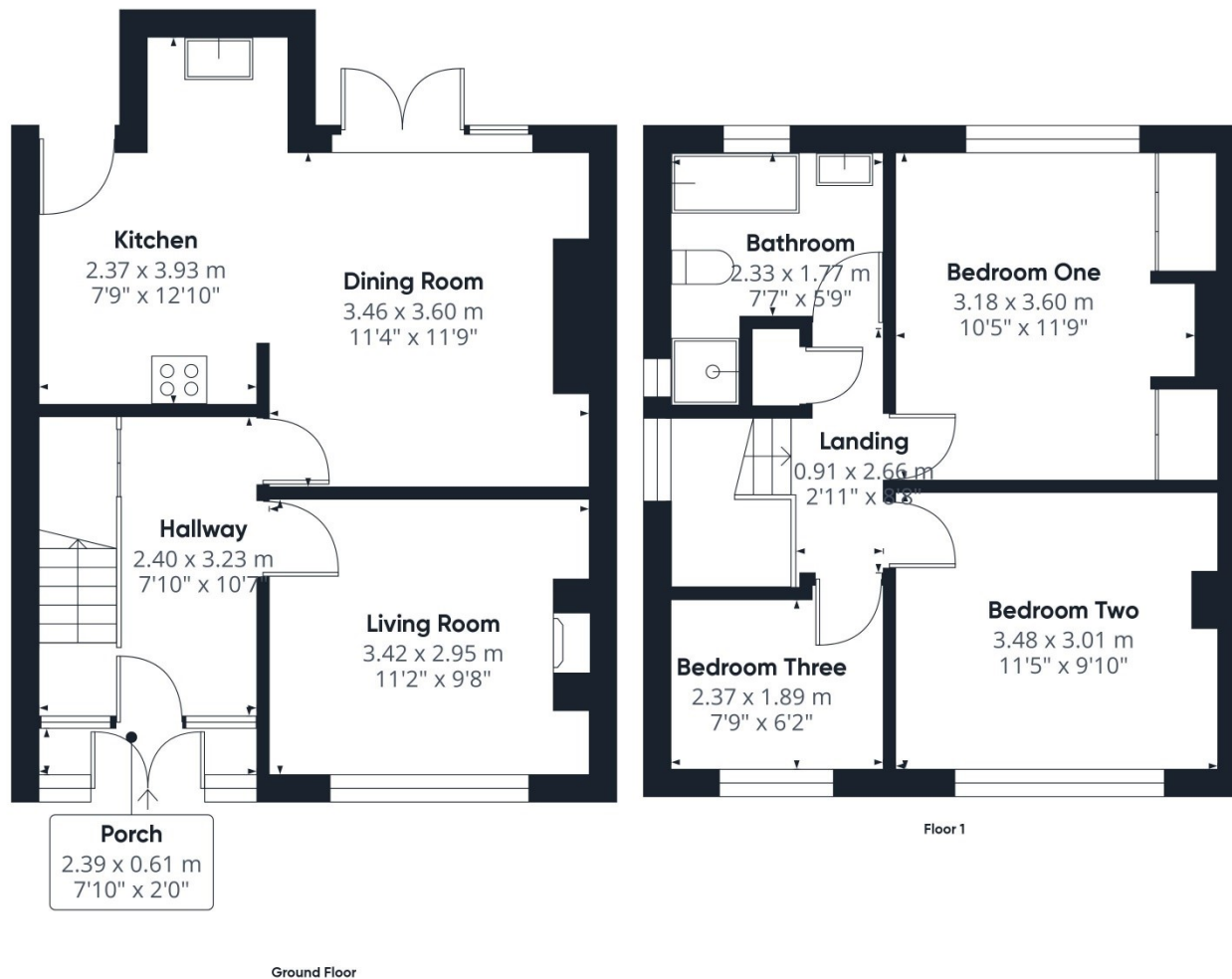
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Approximate total area⁽¹⁾
75.44 m²
812.02 ft²

(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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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