



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

Pear Tree Cottage - Milnthorpe





Features

- A detached bungalow
- No onward chain
- 2 parking permits and 1 guest permit
- Versatile open living
- Private and low maintenance gardens
- Located close to local amenities while being nestled away

Tucked away in a peaceful and private setting in the heart of Milnthorpe, this charming 1 bedroom detached bungalow offers a perfect blend of comfort and practicality. The open-plan living area is a bright and versatile space, seamlessly incorporating the kitchen, dining, and living room areas. With triple aspect views overlooking the surrounding gardens, natural light floods the room, creating a warm and inviting atmosphere with sliding doors leading effortlessly out to the garden. The kitchen features cream shaker-style base units with granite work surfaces, and combines integrated appliances. There is also ample space for a dining table to comfortably seat four, making it an ideal spot for entertaining or enjoying everyday meals. The double bedroom offers garden views with an alcove

area providing additional versatility, perfect for a desk or fitted storage. The bathroom is well-appointed and features a bath with an overhead mains-fed shower and an additional rainfall showerhead. Outside, the wrap-around gardens enhance the home's appeal, with a welcoming lawn at the front and a deep, raised flower bed adding character. A pathway leads to the rear garden, which features another lawn presenting an ideal spot to relax and unwind. Surrounded by mature hedges and fencing, the outdoor space offers privacy and scope for personalisation, allowing you to add colour and style to suit your taste. Practical benefits include two parking permits for the property, along with an additional guest permit, ensuring convenient parking for both residents and visitors.

Milnthorpe is a bustling 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.



ENTRANCE HALLWAY

A warm and inviting entrance hallway welcoming you into the home, featuring elegant wooden flooring and space for coats and shoes. A built-in cupboard provides additional storage space and discreetly houses the boiler.

LIVING ROOM/ DINING ROOM/ KITCHEN

A bright and versatile open-plan space with triple aspect views, seamlessly combining the living room, kitchen, and dining area. The kitchen features elegant cream shaker-style base and wall units, complemented by granite work surfaces and integrated appliances, including an oven, induction hob with extractor hood above, fridge, freezer, and washing machine. There is ample space for a dining table to seat four for formal meals and entertaining. The living area provides a comfortable setting to relax with family and friends and sliding doors open effortlessly out to the garden.

BEDROOM

A double bedroom benefitting from dual aspect views of the garden. An alcove area offers versatility, ideal for use as a desk or for fitted storage.



BATHROOM

Featuring a bath with an overhead mains-fed shower, including an additional rainfall showerhead for a luxurious experience. The hand basin is set within a stylish vanity unit, offering storage below, alongside a WC. The heated towel rail provides warmth and comfort, while a window allows natural light to brighten the space. Additionally, there is access to the attic from this room.

EXTERNALLY

Wrap around gardens surround the home offering a welcoming lawn at the front, complemented by a deep, raised flower bed. A paved pathway leads past the front door and around to the rear, where another lawn provides the perfect spot to sit and unwind, surrounded by fencing and mature hedges for privacy. Designed to be relatively low maintenance with plenty of potential to personalise and add bursts of colour.



USEFUL INFORMATION

Tenure - Freehold.

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

Heating - Gas central heating.

Drainage - Mains.

There are 2 resident parking permits and a guest permit with the property for use on The Square.

What3Words location - [///companies.division.estimates](https://www.what3words.com/).

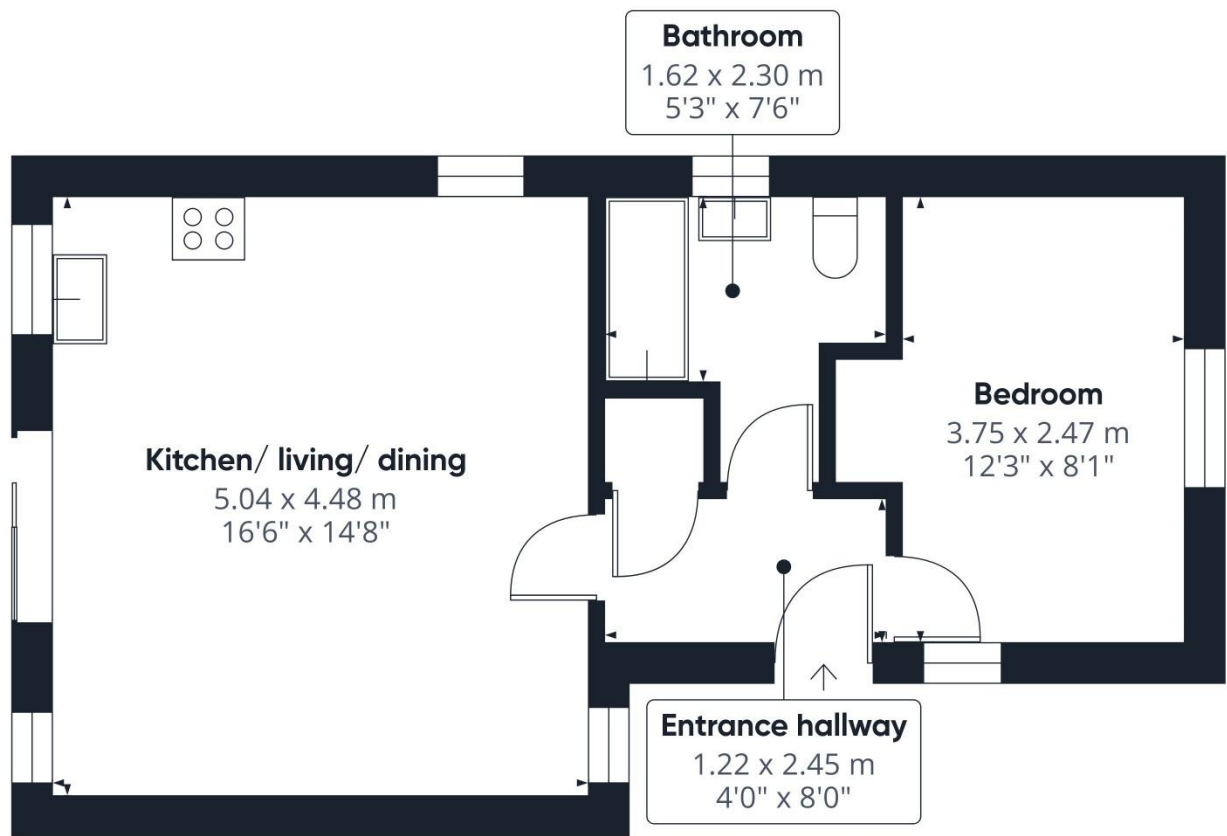
Entrance is through the alleyway next to Goa Spice.



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services



Pear Tree Cottage - Milnthorpe



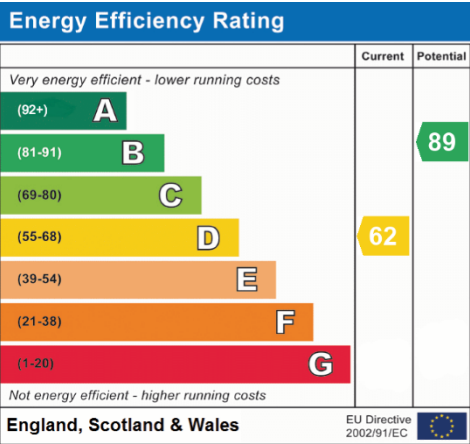
Approximate total area⁽¹⁾
40.73 m²
438.42 ft²

(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.

GIRAFFE360



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

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

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.



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