



WATERHOUSE
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Local, Professional Property Services

Five Trees - Milnthorpe





Features

- A detached 4/5 bedroom home
- Two bathrooms and a ground floor W.C.
- Benefitting from a detached garage and a driveway to accommodate 2 vehicles
- Well maintained front and rear gardens to enjoy
- Wonderful elevated views over the recreation field and to Dallam Park beyond
- Spacious and versatile accommodation to utilise

Welcome to 'Five Trees', a delightful 4/5 bedroom home nestled in the heart of Milnthorpe, offering versatile accommodation and impressive elevated views to the rear. Set on a generously sized plot, the property features both front and rear gardens, a detached garage, and parking for two vehicles. Internally, the home boasts a spacious living room that flows into the dining room, with direct access to the rear garden. There's also a fantastic kitchen/diner, a utility room, a double bedroom/study, and a convenient WC on the ground floor.

Upstairs, you'll find three double bedrooms, including the master with an en-suite, a single bedroom and the family bathroom. The peaceful rear garden offers a tranquil retreat, with elevated views over the recreation fields and Dallam Park beyond. 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 hallway - A welcoming hallway leading on to all ground floor accommodation. There is ample room under the stairs for conveniently storing coats and shoes.

Living room - A good sized, front facing living room, seamlessly open to the dining area and benefitting from natural light streaming in from both the front and rear. The bay window offers charming views over the front garden, and the feature gas fireplace with a decorative surround adds a cosy touch in the colder months.

Dining room - Open to the living room, this dining area comfortably accommodates a table for six, making it ideal for formal dining and social gatherings. With direct access out to the rear garden, it's perfect for al fresco dining. A convenient serving hatch connects through to the kitchen.

Kitchen/ diner - A spacious and well appointed kitchen/diner featuring an abundance of timeless shaker style base and wall units, complemented by ample work surface space. Integrated appliances include an oven, induction hob, extractor hood, dishwasher, fridge and freezer. The room is able to comfortably accommodate a dining table for six and there are lovely views of the rear garden with a side door providing direct access to the outdoor space.





Utility room- A must have for all busy homes! This good sized utility room is located just off the kitchen and benefits from base unit storage, work surface space and fitted wall shelving. There is space for a washing machine and dryer and a window allows natural light to pour in.

Bedroom 5/ study - A bright and versatile ground-floor room, currently used as an office but equally suited as a spacious double bedroom. It features dual-aspect views enhancing the natural brightness.

W.C. - A convenient ground-floor W.C. featuring a concealed cistern toilet and a sleek wall-mounted hand basin, all illuminated by natural light.

FIRST FLOOR

Bedroom 1 - A generous double bedroom benefitting from elevated front facing views.

En-suite - A spacious and naturally bright en-suite featuring a walk-in, mains fed shower, a WC, a hand basin and a tall heated towel rail for added comfort.

Bedroom 2 - A spacious front facing double bedroom with elevated views over the garden.

Bedroom 3 - This rear facing double bedroom enjoys impressive elevated views over the recreation fields, the River Bela and across to Dallam Park.

Bedroom 4 - A single bedroom with front facing views and a spacious built-in cupboard for added storage.

Bathroom - The bathroom includes a bath with an overhead mains shower, a hand basin, a W.C. and a tall heated towel rail. The window fills the room with an abundance of natural light.

Garage - A detached garage with an up and over front door.



Externally - The block paved driveway leads invitingly up to the front of the home, passing the detached garage and providing space for two vehicles. In front of the living room, a well-maintained lawn is framed by mature trees and plants, adding colour and interest. A path leads around the side of the house and into the charming rear garden, which is mainly laid to lawn and features a landscaped patio space in front of the dining room perfect for al fresco dining and entertaining in the warmer months. The garden is enhanced with mature trees and plants with elevated views over the recreation fields, River Bela and to Dallam Park beyond. A shed located at the side of the property provides additional storage space.



Useful Information

House built - 1989.

Tenure - Freehold.

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

Heating - Gas central heating (conventional boiler).

Drainage - Mains.

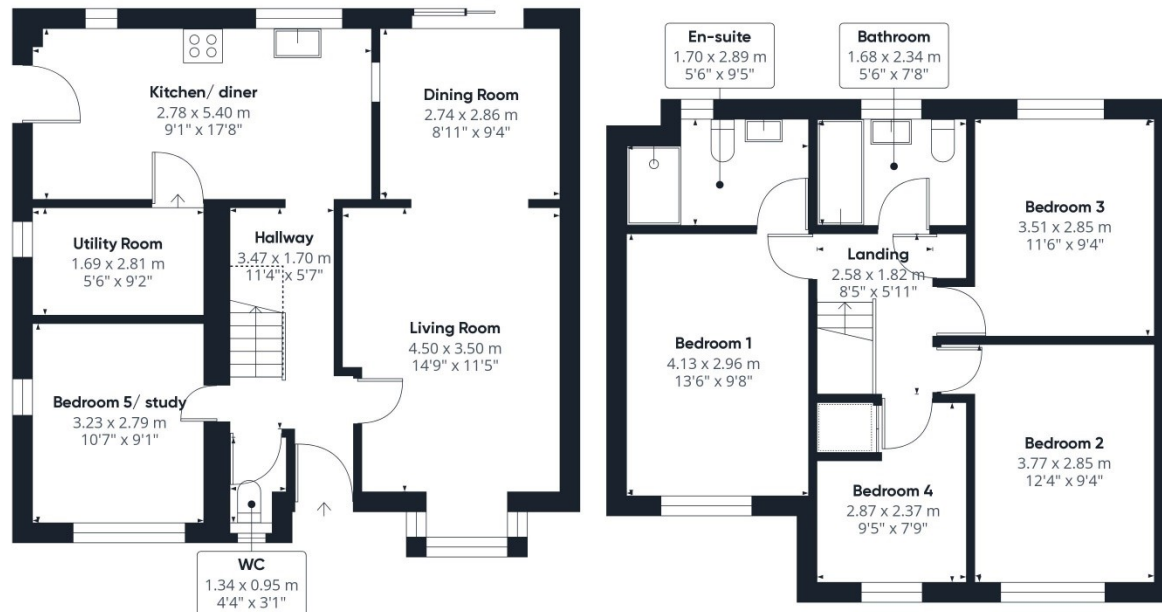
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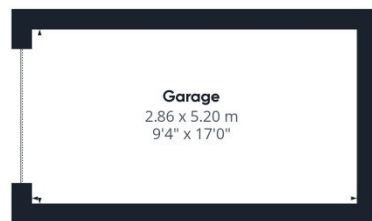


Five Trees - Milnthorpe



Ground Floor Building 1

Floor 1 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾

128.66 m²

1384.87 ft²

Reduced headroom

1.41 m²

15.16 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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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