



WATERHOUSE  
ESTATE AGENTS  
Local, Professional Property Services

64 Park Road - Milnthorpe







### Features

- A delightful, 2 bedroom terraced property
- Original features throughout
- Cellar for extra storage
- Private and well stocked rear garden
- Close to transport links and local amenities
- Perfect for a wide range of purchasers

Discover this delightful 2 bedroom terraced home with a charming garden, tucked away in the heart of the bustling village of Milnthorpe. Brimming with character, this welcoming property beautifully blends rustic features with modern comfort. Step into the porch, which opens directly into a cosy and spacious living room – the perfect retreat after a long day, complete with a feature multi-fuel stove. From here, enter into the dining room, comfortably seating six and offering direct access out to the garden through elegant patio doors. Adjacent to the dining space is a bright and modern kitchen, filled with natural light from a picturesque window overlooking

the garden and a utility room to the rear. Upstairs, you'll find two generous double bedrooms, both with built-in storage, along with a contemporary family bathroom with luxurious jacuzzi bath. From the living room, steps lead down to a useful cellar – ideal for extra storage. Externally the delightful rear garden features a courtyard outside the dining room for outdoor dining, raised seating areas surrounded by colourful flower beds, a summerhouse, and views over open fields. Additional highlights include two greenhouses and raised vegetable beds, combining charm with functionality. 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.





## GROUND FLOOR

**Porch** - A useful, separate space to take off coats and shoes before entering the main living room.

**Living room** - A cosy and homely room featuring front-facing views and a charming stone fireplace with a log-burning stove and a separate wood store beneath. To the right of the fireplace, two alcove cupboards offer original built-in storage, adding character and practicality. Beautiful exposed wooden beams run across the ceiling, offering a nod to the home's rich history. The staircase leads invitingly up to the first floor.

**Kitchen** - A sleek and cleverly designed kitchen, making the most of the space and showcasing contemporary white gloss base and wall units complemented by wood-effect worktops, splashbacks, and matching flooring that brings the space together beautifully. Integrated appliances include a double oven, gas hob with an extractor hood above, and provisions for a tall fridge freezer and dishwasher. A modern tall radiator adds a stylish touch, while views of the rear garden are perfectly framed through the window, adding light and charm to the space.

**Dining room** - This inviting dining room, conveniently located next to the kitchen, comfortably seats six and is brimming with character. Exposed stone walls, original alcove cupboards, and a striking gas fireplace with a stone surround and wooden mantel create a warm and charming atmosphere. Built-in shelving complements the space beautifully while offering additional storage.





Utility room - Located at the end of the kitchen, this practical utility area offers space for a washing machine along with fitted shelving for convenient storage.

#### FIRST FLOOR

Bedroom 1 - A double bedroom overlooking the rear garden, featuring original doors and built-in wardrobes for hanging clothes, along with a shallow cupboard for additional storage.

Bedroom 2 - Enjoying front-facing views, this spacious double bedroom spans the full width of the home and features fitted wooden storage, including a wardrobe, built-in desk area, and additional cupboard space.

Bathroom - A well appointed bathroom consisting of a Jacuzzi bath with an overhead electric shower, a concealed WC and a hand basin set within a vanity unit for additional storage. A Velux window above allows natural light to flood in, complemented by built-in cupboards and a heated towel rail for added comfort and practicality.

Landing - Provides access to Bedroom 1, steps up to the family bathroom and second bedroom. There is also a convenient area for hanging coats.

#### LOWER GROUND FLOOR

Cellar - Descending the stone steps from the living room, you'll find a cellar equipped with lighting, power, and heating. A window lets in natural light, making it an ideal space for extra storage.

#### Externally

Stepping out from the dining room, you enter a charming courtyard with space for a table and chairs—perfect for al fresco dining. Stone steps lead up to a raised paved area, ideal for relaxing and enjoying the surroundings. Lush, raised flower beds bursting with vibrant color frame the space beautifully, complemented by a sleek slate water feature. A gravelled path winds its way to a modest summerhouse and an additional seating area, continuing down to the end of the garden, which borders open fields. The garden also features two greenhouses and raised vegetable beds, offering a perfect blend of leisure and productivity.



#### Useful Information

House built - 1890 approx.

Tenure - Freehold.

Council tax band - B.

Local authority - Westmoreland & Furness Council

Drainage - Mains.

Heating - Gas.

What3Words location - ///seaside.reactng.sketching

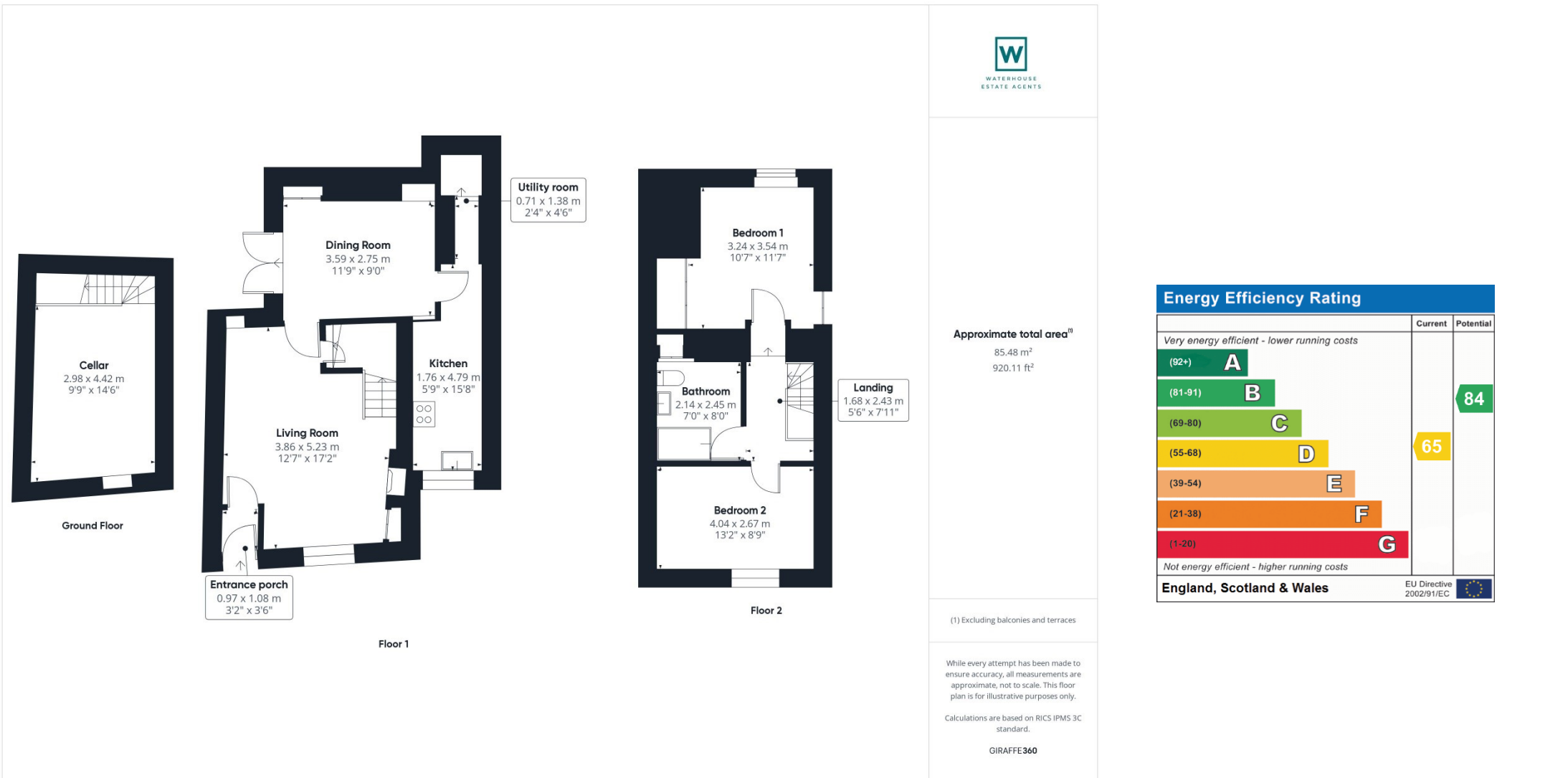


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## Waterhouse Estate Agents

10 Park Road, Milnthorpe  
LA7 7AD

**Tel: 01524 760048**

[info@waterhousestates.co.uk](mailto:info@waterhousestates.co.uk)

**www.waterhousestates.co.uk**

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