



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

Applegarth - Holme





Features

- South facing garden
- 4 double bedroom, 1 with en-suite
- Open plan kitchen/diner
- Huge garage / workshop with shower room and mezzanine storage
- Large driveway with parking for several vehicles
- Offered with no onwards chain

Situated in the sought-after village of Holme, this beautifully presented 4 bedroom semi-detached home offers spacious, versatile living throughout. Set back from the road with an expansive driveway and generous frontage, the property is as practical as it is attractive, with a very large garage featuring an electric roller door and rear access to the garden - the perfect space for a hobby room/home gym or potential conversion (subject to planning). Upon entering, you are welcomed by an impressive entrance hallway that sets the tone for the rest of the home. The ground floor features a spacious living room that spans the full depth of the property, complete with a cosy log burner and French doors opening directly onto the rear garden, perfect for relaxed

evenings or entertaining guests. A versatile snug or home office provides additional living space, while the open-plan kitchen/diner offers a sociable hub for family meals and gatherings. Upstairs, the property offers four generous double bedrooms, including a master with its own en-suite shower room. A well-appointed family bathroom serves the remaining bedrooms, all of which are tastefully decorated and offer ample space. Outside, the home continues to impress with the private, fully enclosed rear garden being a standout feature, with two sun terraces, a peaceful pond, and a productive allotment area. Mature shrubs and lawned areas are complemented by winding paths, creating a beautiful yet functional

outdoor retreat. The popular village of Holme is conveniently located with easy access to both junctions 35 and 36 of the M6 motorway and is on the main line 555 bus route that runs through the village regularly linking with Lancaster, Kendal and the Lake District. Within the village there is a pub and the village primary school is rated GOOD by Ofsted. The local secondary school, Dallam, is located 3 miles away in the village of Milnthorpe. There are activities all year round for all ages ranging from toddler and baby groups to walking societies and the women's institute. There is also a cricket club, various community projects, Holy Trinity church and a crown green bowling club.



GROUND FLOOR

Entrance porch - A bright and inviting entrance porch with dual-aspect views, an abundance of natural light, and an elegant tiled flooring creating an ideal space for storing boots, shoes, and coats neatly out of the main living areas.

Hallway - A spacious hallway with a tiled floor, providing access to the main ground floor rooms and featuring a convenient under-stairs storage cupboard.

Kitchen/ dining room - This spacious and welcoming family kitchen features classic farmhouse wooden base and wall units, paired with sleek dark worktops and coordinating splashbacks. Integrated appliances include a double oven with grill, a gas hob with extractor hood, and designated spaces for a freestanding washing machine and fridge/freezer. The sink is perfectly positioned to offer delightful views over the rear garden, while a thoughtfully designed peninsula provides a subtle division between the kitchen and the generous dining area. The dining space easily accommodates a large table and is bathed in natural light from a window overlooking the front of the property. A fantastic space for entertaining and enjoying time with family and friends.

Living room - A spacious and light-filled living room, featuring a striking cast iron fireplace with a wooden surround and a charming log burner. Natural light pours in through a large window overlooking the front of the property, while patio doors offer seamless access out to the beautifully landscaped garden, creating an effortless connection to the outdoors. The room also benefits from double doors leading to an adjoining space currently used as a home office, adding flexibility to the space. An ideal space for both relaxing nights in or for entertaining and enjoying time with family and friends.





Utility room - Conveniently located just off the kitchen and offering direct access to the garden, this practical utility room provides space for a freestanding washing machine and tumble dryer. A worktop above offers additional surface space, making it a functional and efficient area.

Office/ playroom - Currently used as a home office and benefits from a window overlooking the garden, filling the space with natural light. Double doors connect to the living room, with its flexible layout, it would also make an ideal playroom, snug, or additional living area to suit your needs.

W.C. - Conveniently located just off the hallway and featuring a WC and a hand basin with tiled splashbacks. A window allows natural light to brighten the space.

Garage - A generously sized garage featuring an electric roller door for easy access, along with separate pedestrian doors at both the front and rear, offering direct entry to the garden. An exception space for a home office/ hobby room with mezzanine storage. The space is fully equipped with power and lighting, providing added convenience for a variety of uses. At the rear, fitted base and wall units offer additional storage, while windows at both ends allow natural light to brighten the space.

Shower room - Accessed via the garage, this convenient ground-floor shower room is fitted with a built-in shower cubicle featuring a mains-fed shower, a sink, and a WC. Finished in neutral tiling and complemented by a heated towel rail.

FIRST FLOOR

Bedroom 1 - A generously sized double bedroom located at the front of the property. There is ample space for a range of furniture and access to the en-suite shower room.

En-suite - A contemporary shower room with mains fed, waterfall shower with aqua boarded walls and a range of furniture including a vanity sink unit with storage and a concealed cistern W/C with added storage to the side to keep the space clutter free.

Bedroom 2 - A spacious 'L' shaped double bedroom with views over the rear garden. Ample space for a range of bedroom furniture.

Bedroom 3 - A double bedroom with elevated views over the rear garden.

Bedroom 4 - A double bedroom benefitting from useful built in wardrobes and views to the front.

Bathroom - A generous four piece family bathroom comprising of a bath with an overhead shower, a spacious separate shower cubicle with mains fed shower, W/C and basin. The walls and floor are fully tiled.

Externally

The property enjoys a spacious and fully enclosed south facing rear garden, offering a high degree of privacy and a fantastic outdoor lifestyle. The garden is thoughtfully laid out with two separate sun terraces, perfect for outdoor dining, entertaining, or simply relaxing in the sunshine. A well-kept lawn is complemented by winding pathways and a variety of mature shrubs and bushes, creating a pleasant and established feel throughout. A peaceful pond adds charm and character, while a dedicated allotment area provides an excellent opportunity for home-grown produce or hobby gardening. To the front, the property continues to impress with a generous driveway offering off-road parking for up to six vehicles, along with direct access to a garage. The extensive frontage not only provides practicality but also enhances the overall kerb appeal of the home.

Useful Information

House built - Approx. 1986.

Tenure - Freehold.

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

Heating - Gas central heating.

Drainage - Mains.

Water - Mains

What3Words location - ///beep.stealing.richer

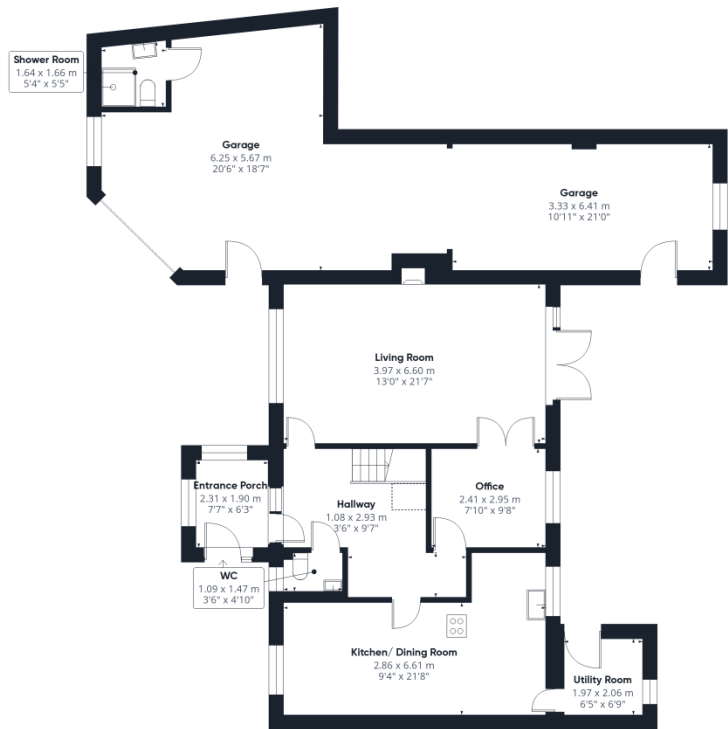
The property benefits from a large range of solar panels on the southern side of the roof with a generous feed in tariff.



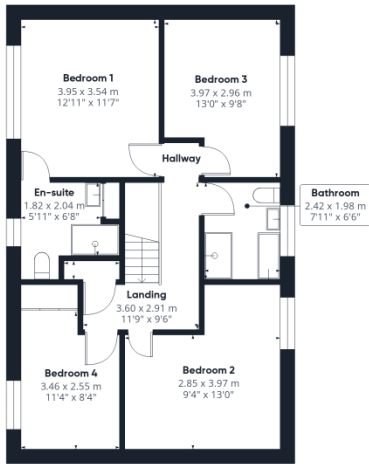
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Ground Floor



Floor 2



Approximate total area⁽¹⁾

203.9 m²
2195 ft²

Reduced headroom

0.5 m²
5 ft²

(1) Excluding balconies and terraces

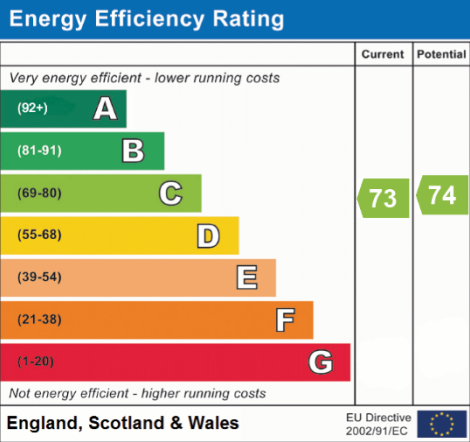
Reduced headroom

..... 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 are based on RICS IPMS 3C standard.

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