



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

3 Orchard Croft - Whasset





Features

- 3 bedrooms, one with an en-suite shower room
- Bright and airy accommodation throughout
- A detached garage with parking in front for one vehicle
- Beautiful countryside views surrounding the home
- Open plan living accommodation to the ground floor
- High quality fixtures and fittings throughout

A charming 3 bedroom detached home brimming with character, set in a picturesque countryside location with stunning, uninterrupted views. The property benefits from a detached garage with parking for one vehicle in front, complemented by beautifully maintained, low-maintenance gardens with seating areas, a lush lawn, and mature planting. Inside, the accommodation is spacious, light, and airy. The kitchen/diner is a delightful hub for cooking and entertaining, featuring high-end appliances, a breakfast bar, and an open-plan layout that flows seamlessly into the living room. Natural light fills the ground floor, highlighting the

inviting living area with a multi-fuel stove and a wall of glazed doors that open directly onto the garden. A versatile room offers the option of a third bedroom or home office, alongside a utility room and a convenient ground-floor WC. Upstairs, two generous double bedrooms enjoy fantastic elevated countryside views, and one benefits from an en-suite, accompanied by a well-appointed family bathroom. Every room is bathed in natural light, creating a bright and welcoming home throughout. Whassett is a charming hamlet situated less than a mile from Milnthorpe. It enjoys excellent transport links, being on the main 555

bus route between Lancaster and Keswick, and being just a 10-minute drive from junction 35 of the M6 motorway. The village of Milnthorpe offers a wide range of local amenities, including two doctors' surgeries, two dental practices, a pharmacy, an optician, a veterinary clinic, and so much more. The village also hosts a variety of social activities for all ages, from baby and toddler groups to youth clubs, coffee mornings, and sports clubs. Additionally, there is a supermarket, three pubs, several independent shops, and a diverse selection of eateries.



GROUND FLOOR

Entrance porch - A bright and modern entrance to the home featuring floor-to-ceiling glazed units that flood the space with natural light. The area provides ample room to remove shoes and coats and seamlessly leads into the main kitchen and dining area.

Kitchen / dining room - This impressive open-plan living space exudes warmth and sophistication, enhanced by the beautiful wood effect tiled flooring that flows seamlessly throughout. The kitchen combines style and practicality, featuring elegant navy and grey shaker-style storage units with a luxurious granite work surface that extends into a curved breakfast bar. Integrated appliances include an oven, microwave, induction hob with extractor above, fridge/freezer, and a dishwasher, ensuring all you need for modern living. There's generous room for a dining table seating four to six making it ideal for social cooking, relaxed dining, and entertaining guests.

Living room - A wonderful, light-filled living room perfect for spending time with family and friends. The focal point of this open space is the charming fireplace featuring a cosy wood-burning stove with a rustic wooden mantle above. Wood-effect floor tiles continue seamlessly from the rest of the ground floor, creating a cohesive look and feel. One corner of the room boasts bi-fold doors that open fully to blur the line between indoors and outdoors. The apex roof, complete with Velux windows above the doors, floods the room with natural light, enhancing its bright and inviting atmosphere.

Bedroom 3 / study - Located just off the kitchen, this versatile room offers multiple possibilities – use it as a snug, home office, third bedroom, or a hobby space. It features a high vaulted ceiling with two Velux windows and French doors that open directly out to the garden.





Utility room - This well designed room includes a washing machine, a dryer, and a sink, creating a dedicated utility space separate from the main kitchen, with pleasant front-facing window views.

WC - A stylish and practical addition to the home, featuring a concealed cistern WC and a hand basin with integrated storage below. The walls are finished with modern grey tiles, and a built-in cupboard above the WC provides the perfect space for keeping toiletries neatly tucked away.

FIRST FLOOR

Bedroom 1 - A bright and spacious double bedroom featuring a charming glazed Juliette balcony with stunning countryside views beyond.

En-suite - A sleek, modern en-suite featuring a quadrant, mains fed, shower, a wall-mounted hand basin with integrated storage below, a WC, and a heated towel rail. A Velux window above fills the room with natural light, creating a bright and inviting space.

Bedroom 2 - A bright double bedroom with wonderful open and elevated views out to the countryside beyond.

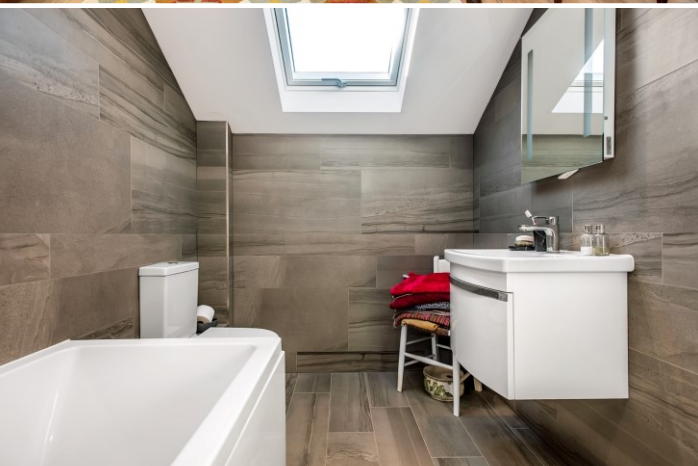
Bathroom - This contemporary bathroom features a bath with a convenient tap shower attachment, a WC, and a wall-mounted hand basin with integrated storage below. The floor and walls are fully tiled in a sleek, modern grey, and complemented by a heated towel rail for added comfort. The Velux window floods the space with natural light.

Landing - A bright and spacious landing featuring a built-in storage cupboard and a Velux window that bathes the area in natural light, illuminating the sleek wooden and glazed staircase below.

Garage - A spacious detached garage equipped with light, power, and water. There is space above to utilise for additional storage in the apexed roof area. Housing the boiler and water tank, it also offers generous parking space and features an electric up-and-over front door.

Externally

The front garden is beautifully maintained and thoughtfully designed to complement the rustic charm of the stone property. Traditional dry stone walls enhance the countryside character, while the front paved patio and entrance create a welcoming first impression and provide the perfect spot for potted plants and containers. A detached garage sits close by, accompanied by a tarmacked driveway to accommodate one vehicle. Pathways lead around the house to the rear garden- a secure and peaceful retreat to relax and enjoy the tranquility of the surroundings. The rear garden features a lush lawn framed by mature trees and an impressive bamboo privacy hedge. Beyond the traditional stone walls lie open views of the surrounding countryside. There are multiple areas to sit and unwind, including a paved terrace near the house and an elevated seating area in the corner. Raised beds filled with colourful planting complete this charming outdoor space.



Useful Information

House built - 2020.

Tenure - Freehold.

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

Heating - Air source heat pump. Electric boiler in the garage. Underfloor heating on the ground floor and radiators on the first floor.

Drainage - Mains.

What3Words location - [///settle.honeybees.identity](https://settle.honeybees.identity).



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Approximate total area⁽¹⁾

137.1 m²
1476 ft²

Reduced headroom

0.5 m²
5 ft²

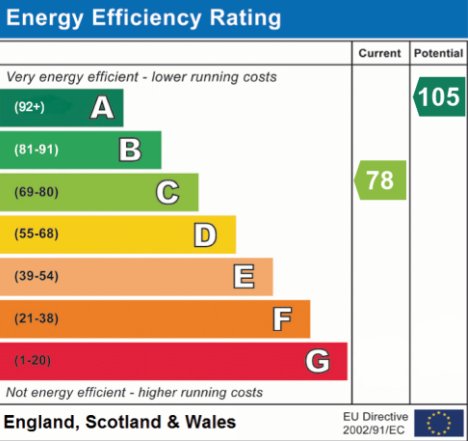
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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