



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

Rowanlea - Ackenthwaite





Features

- Three bedrooms, two double bedrooms with fitted storage and a versatile third bedroom
- Offered chain free
- Beautiful wrap around gardens to enjoy
- Bright accommodation throughout
- Driveway for three vehicles and an integrated garage
- A good sized attic space with natural light present

Set within generous wraparound gardens, this well-presented home enjoys a high degree of privacy and ample parking for several vehicles. Inside, the bright and spacious accommodation flows beautifully, beginning with the welcoming entrance hall that provides access to all principal rooms and a useful attic space above—ideal for storage or potential further use. The dual-aspect living room is flooded with natural light and enjoys serene views over the gardens, with French doors opening onto a slightly elevated patio, perfect for alfresco dining or relaxing in the warmer months. The kitchen is well-equipped with an abundance of cream shaker-style base and wall units, integrated appliances, and direct access to both the garden and the adjoining garage. There are two

comfortable double bedrooms, each with garden outlooks and benefitting from fitted storage, and a third versatile room that would suit use as a single bedroom, home office, nursery, or hobby space. A contemporary shower room and a separate WC add further practicality to the home. The integrated garage features an electric up-and-over door, windows for natural light, and space for a washer, dryer, and fridge freezer to keep the kitchen utility-free and uncluttered. With power and lighting in place, it offers excellent flexibility for storage or workshop use. The property is offered chain free. Ackenthwaite is a charming hamlet located just outside Milnthorpe, nestled in the rolling countryside with origins dating back to medieval times.

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.



Entrance hallway - A bright and generously proportioned entrance to the home, offering space to remove and store coats and shoes with a built-in cupboard for convenience. From here, doors lead to all main rooms and there is access to the attic above.

WC - Conveniently located just off the hallway, this useful second WC features a concealed cistern and a window that allows natural light to brighten the space.

Living room/ dining - Bursting with natural light, this generous dual aspect living room enjoys tranquil views over the gardens and over to surrounding countryside beyond. There's ample space for both relaxing, entertaining and also dining with family and friends, with French doors opening directly onto the garden. The coal-effect gas fireplace with oak mantle provides a warm and inviting focal point, ideal for relaxing evenings in.

Kitchen - A bright and welcoming kitchen, thoughtfully designed with a good range of cream shaker style base and wall units with integrated appliances to include a waist height double oven with grill, an induction hob with overhead extractor, and an undercounter freezer, all seamlessly built in for a clean and modern finish. The picture window frames peaceful garden views and floods the space with natural light, while a glazed door provides direct access to the outdoors. An internal door leads conveniently to the garage, ideal for unloading shopping or accessing additional storage.





Bedroom 1 - A bright double bedroom enjoying dual aspect views over the gardens. The built-in triple wardrobe provides generous storage space along with a matching bedside cabinet.

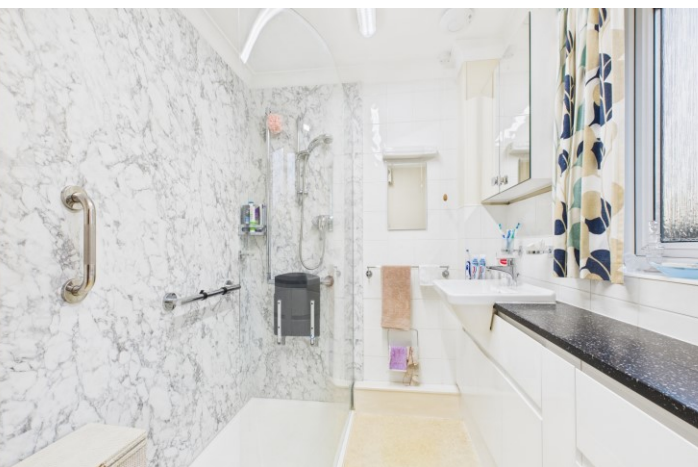
Bedroom 2 - A comfortable double bedroom featuring integrated storage surrounding the bed, ideal for keeping essentials neatly tucked away. The window offers peaceful views out to the garden.

Bedroom 3 - A bright single bedroom with a window overlooking the garden. This adaptable space would also make an ideal craft room, home office, or nursery.

Shower room - A modernised shower room featuring a walk-in shower cubicle with a mains-fed shower and aqua-panelled walls. A WC and hand basin are set within a sleek vanity unit offering useful storage space, while a heated towel rail adds comfort. A window allows natural light to brighten the space.

Attic - Accessed from the hallway below, this well-proportioned space benefits from insulation and boarding, with a window providing natural light. A superb space bustling with potential for conversion (subject to planning) or use as a hobby/craft room.

Garage - An integrated garage featuring an electric up-and-over front door, also with internal access conveniently provided from the kitchen. Rear-facing windows fill the space with natural light, and there is ample room in here for a washer, dryer, and fridge freezer to keep the kitchen utility free. Power and lighting are also present, making this a practical and versatile area.



Externally

Wrap around gardens surround the home, creating a private and secure outdoor haven ideal for relaxation. Double wooden gates open up onto the generous driveway, comfortably accommodating three vehicles. The main garden features a neatly lawned area thoughtfully framed by mature hedges, attractive stone walling, and beautifully maintained borders filled with a variety of plants and trees that provide year-round colour and interest. Just outside the living room, a slightly elevated patio offers the perfect spot for alfresco dining and unwinding in the warmer months.

Useful Information

House built - 1959 approx.

Tenure - Freehold.

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

Heating - Gas central heating

Drainage - Mains.

What3Words location - ///pirate.clays.because.



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Approximate total area^m

113.9 m²
1228 ft²

Balconies and terraces

16.6 m²
179 ft²

Reduced headroom

9.3 m²
100 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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