



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

3 Ackenthwaite Court – Ackenthwaite





Features

- Three double bedrooms
- Two bathrooms
- Located in a peaceful location
- Wonderful open countryside views
- Parking for 2 vehicles
- Open living/ kitchen and dining area with additional external terrace seating area
- Low maintenance gardens to enjoy

Tucked away in a peaceful residential location is this three double bedroom home boasting a driveway, garage, low maintenance gardens and most of all - superb open views of surrounding countryside! Situated over three floors, the ground floor offers two double bedrooms, a bathroom, the garage and entrance hallway packed with storage space. The first floor presents the living accommodation with open plan living yet clearly defined areas for cooking, relaxing and dining with a fabulous external terrace, perfect for morning coffee, al fresco dining and a chilled

glass of wine in the evenings. The master bedroom is located on the second floor offering a good range of storage space and the en-suite shower room both packed with natural light and benefitting from elevated views. The rear garden is a private and secure, low maintenance place to enjoy the peace and quiet of the area. 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 generous, bright entrance into the home with a wooden floor flowing throughout, a deep floor to ceiling storage cupboard perfect for coats, bags and shoes and an additional under the stairs cupboard also housing the boiler. There is access at the end of the hallway outside to the pathway leading to the rear garden.

Bedroom 2

A generous double bedroom with private views outside to the rear garden and countryside beyond.

Bedroom 3

A rear facing double bedroom with garden views.

Bathroom

A three piece bathroom suite consisting of a bath with a tap-fed shower overhead, a W.C and a hand basin. The floor is a continuation of the wooden floor to the hallway and the walls are neutrally tiled.

Garage

A single integrated garage with an up and over front door and an internal door leading in from the hallway. There is light and power present with space and plumbing at the back for a zoned utilities area for a washing machine and dryer.

FIRST FLOOR



Living room

This is most definitely a room with a view! A generous and open room with impressive elevated views out across peaceful surrounding countryside. There is ample space to sit to relax with family and friends with the ability to enjoy social cooking and entertaining being open to the dining area and kitchen.

Kitchen

A light, bright and well-equipped kitchen boasting white shaker style base and wall units with contrasting dark work surfaces and tiled splashbacks. Integrated appliances include a waist height oven and grill, gas hob with extractor hood. There is space for a slimline dishwasher and tall fridge freezer. A door leads effortlessly out to the superb terraced area.

External terrace

A superb tiled external terrace offering an extension of the kitchen and dining area for al fresco dining in the warmer months. Safe and secure surrounded by walls for privacy this is a multi-functional area that can be used for enjoying your morning cup of coffee in the fresh air, used for BBQ's and al fresco dining or for enjoying a glass of wine in the evening.

Dining area

Open to the living room, this is a zoned area able to easily accommodate a formal table to seat six for meals and entertaining while enjoying elevated views over the surrounding countryside.

Landing

Offering access to the first floor accommodation and to the stairs leading up to the second floor, there is also room here for a reading nook below the front facing picture window allowing natural light to flow through.



SECOND FLOOR

Bedroom 1

A good sized master bedroom benefitting from an abundance of space for storage to include a built-in storage cupboard and an open wardrobe area. There are impressive, elevated views through the 3 Velux windows out to the surrounding countryside and a feature original wooden beam to the ceiling.

En-suite

Full of natural light, this en-suite consists of a large shower cubicle with an electric shower and a built-in seat/ shelf space to one end, a corner hand basin and a W.C with a tall, heated towel rail.

Externally

To the front of the property is a gravel and paved driveway able to accommodate parking for one vehicle and also allowing access into the garage. A shared pathway to the left leads down the side of the home and into the rear garden. This low maintenance garden is a fantastic private and secure space surrounded by traditional stone walls. Benefitting from the peace and quiet of neighbouring fields, you can sit out here to relax and spend time with family and friends on the paved seating area. A deep flower bed to one corner offers colour and interest while remaining easy to keep on top of.



Useful Information

Tenure - Freehold.

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

Property built - 1990's.

Water - Metered.

Heating - Gas central heating.

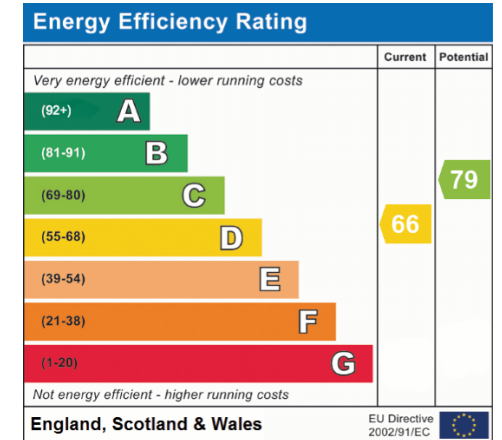
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