



Laurel House , Milburn, CA10 1TW

Guide price £475,000



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Laurel House

Milburn, CA10 1TW

- Spacious and versatile home
- Four Reception Rooms
- Village location
- Excellent village community
- Generous and private garden
- Four Bedrooms
- Garage and off road parking
- Characterful features throughout
- Idyllic conservation village green setting

Nestled just off the village green in the desirable Eden Valley village of Milburn is this deceptively spacious 4 bedroom home with detached garage and garden outbuildings with private gardens to the rear.

Benefitting from lovely character features throughout, this home has generous proportions, both inside and out and is full of potential. Internally comprising on the ground floor of an enclosed porch, entrance hall, reception room with woodturning stove, lounge with woodburning stove, spacious hallway, snug with woodturning stove, billiard room, downstairs shower room, kitchen diner, utility and boot room. On the first floor, accessed via two staircases either side of the property, there are four double bedrooms, and family bathroom. Externally to the rear there is an enclosed cottage style garden, with a large lawn bordered by established trees and flower beds, paved outside seating area perfect for enjoying the afternoon sunshine, three storage rooms, one of which with French doors, outdoor w.c. and a separate rear garden previously utilised as a vegetable patch. To the side there is off road parking and detached garage.

The pretty village of Milburn is situated at the foot of the Pennine Fells an area of outstanding natural beauty midway between the market towns of Appleby and Penrith, there is a good community with a village hall, church and a primary school.



Reception Room

12'2" x 13'10" (3.72 x 4.24)

The reception room is filled with natural light from the large window overlooking the village green, it has a tiled alcove, multi fuel stove with sandstone surround and tiled hearth. It is accessed directly from the entrance hall and leads through a glazed door into one of the inner hallways.

Lounge

11'7" x 14'4" (3.55 x 4.38)

The lounge sits opposite the reception room and is also accessed via the entrance hall, this room benefits from oak flooring, a raised multi fuel stove sat on and surrounded by sandstone and tiles. The large picture window overlooks the village green.

Snug

11'7" x 14'10" (3.55 x 4.54)

The snug is a lovely cosy space, ideal for those cooler nights, it is accessed via the billiard room which makes it an ideal space to entertain. There is a multi fuel stove with a floor to ceiling backing with shelving nooks bringing character to the space and tiled hearth. The window overlooks the village green.

Billiard Room

11'8" x 10'2" (3.57 x 3.11)

The billiard room can also be utilised as a formal dining space, it has French doors leading to the rear garden and patio space bringing in plenty of natural light and window to the side.





Directions

From Penrith head south-west on Corn Market/ A592 towards Great Dockray. At the roundabout, take the 1st exit onto Ullswater Road/ A592. Follow the A66. At Skirsgill Interchange, take the 1st exit onto A66. At Kemplay Bank roundabout, take the 3rd exit and stay on A66. Keep left to stay on A66. Take B6412, Milburn Road and Mill Lane to your destination in Milburn. The property is found to the left of the primary school.

Hallway

This hallway allows access to a second set of stairs to the first floor and allows access to the billiard room, snug, and second hallway.

Entrance Hall

Directly off the enclosed front porch is the entrance hall allowing access to the reception room, lounge and stairs to the first floor.

Kitchen Diner

12'1" x 20'6" (3.70 x 6.25)

The kitchen diner serves as the heart of the home, this large and functional space is bursting with character with feature beams, stone floors and oak finishes. The dining area is backed onto a sandstone wall with feature alcove and looks across to the main kitchen area. The room is dual aspect with windows looking out to the patio and rear garden. The kitchen is mainly composed of oak units, with tiled splashback behind the main cooking and sink area.

Utility

7'10" x 12'1" (2.39 x 3.69)

The utility is accede directly from the kitchen diner and also has access to the garden and outside store rooms via an external door. There is a sink with tiles splashback, cabinetry with oak worktop and space for appliances such as a washer, dryer and freestanding fridge freezer.

Hallway

10'1" x 7'3" (3.08 x 2.23)

The hallway leads to the downstairs shower room, kitchen diner, reception room and second hallway.

Shower Room

11'0" x 5'7" (3.36 x 1.71)

The shower room is located downstairs, it has a w.c. and basin and leads into a large wet room with shower, it is fully tiled throughout with characterful beam above.

Boot Room

8'8" x 3'3" (2.65 x 1.01)

The boot room is accessed via the kitchen diner and has an external door out to the garden.

Principal Bedroom

12'11" x 14'9" (3.95 x 4.50)

The principal bedroom is a comfortable, spacious double bedroom, looking out over the village green and there is a stunning oak floor.

Bedroom Two

11'8" x 14'6" (3.56 x 4.43)

Bedroom two is another comfortable and spacious double bedroom, with carpeted floor and looks out over the village green.

Bedroom Three

11'7" x 14'6" (3.54 x 4.43)

Bedroom three is another double bedroom overlooking the village green, with carpeted floor.



Bedroom Four

11'0" x 9'11" (3.36 x 3.03)

Bedroom four looks out over the rear garden and is currently utilised as a spacious single bedroom but could also be utilised as a home office space.

Bathroom

8'5" x 5'11" (2.59 x 1.81)

The bathroom has a bath, w.c, heated towel rail and basin. The bathroom is mostly tiled with a feature stone wall and oak flooring,

Landing

The landing is accessed via both staircases and allows access to all bedrooms and bathroom.

Outbuildings & Garage

Outside W.C. Storage room 2.78m x 2.44m. Storage room 2.29m x 2.28m. Storage room 2.24m x 3.43m. Garage 3.17m x 5.98m.

Services

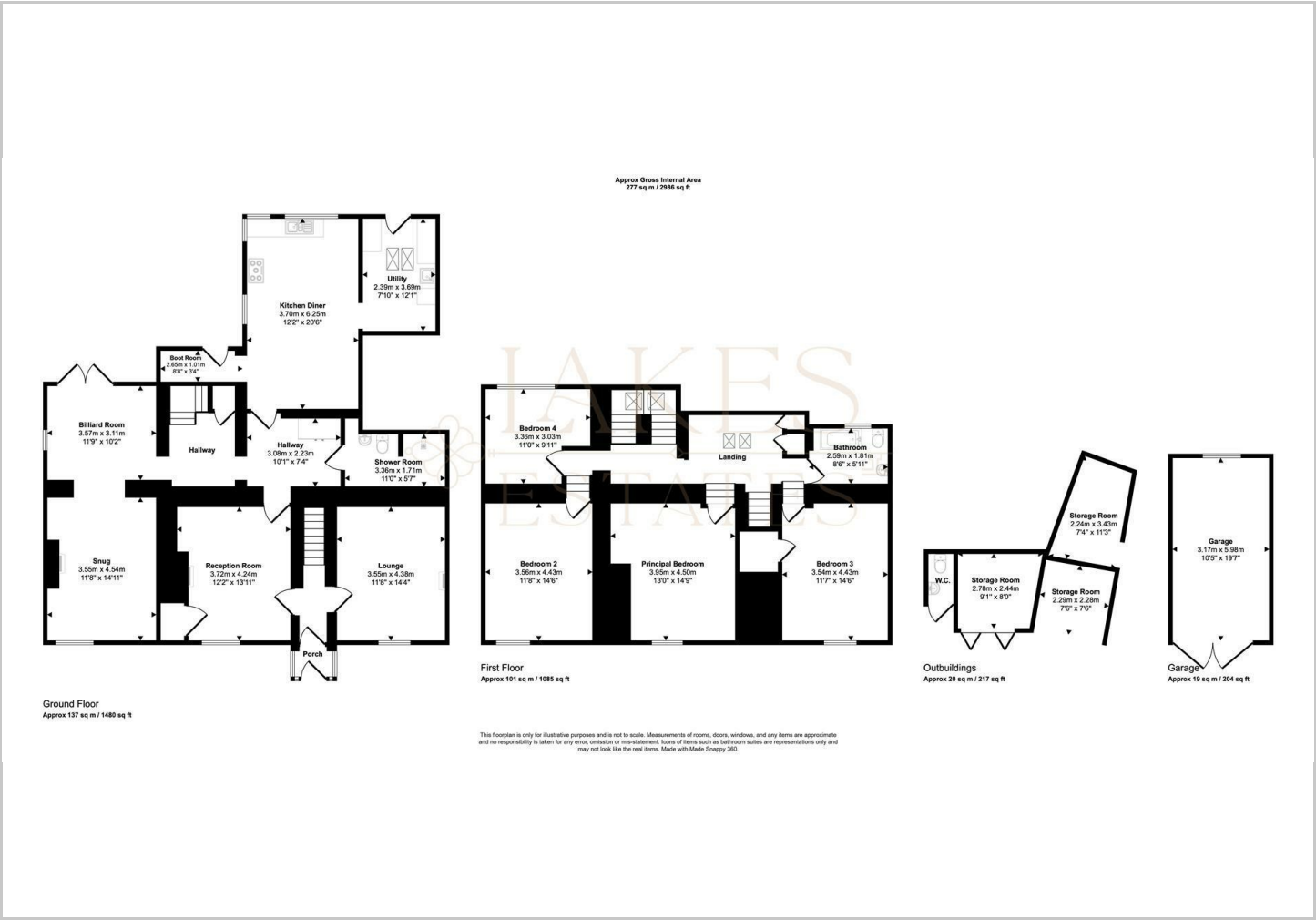
The property is serviced by mains water, drainage and electricity, the property is heated with oil and also has use of LPG gas for the cooker.

Please Note

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Lakes Estates has the authority to make or give any representation or warranty in relation to the property. All mention of appliances / fixtures and fittings in these details have not been tested and therefore cannot be guaranteed to be in working order.



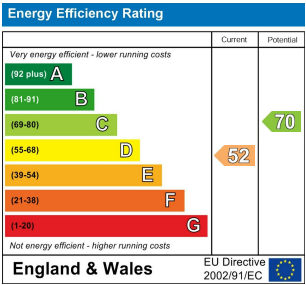
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Lakes Estates Office on 01768 639300 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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