



# Milnthorpe

£295,000

1 Dallam View, Milnthorpe, Cumbria, LA7 7QX

Tucked away in a peaceful cul-de-sac in the heart of the charming market town of Milnthorpe, 1 Dallam View is a beautifully updated and extended family home. Offering generously-proportioned living accommodation, this inviting property provides modern comfort while being just moments from local shops, amenities, and well-regarded schools.

The town itself boasts a quaint atmosphere, with historic architecture, primary and secondary schools, local shops, cafes, and amenities, providing residents with both convenience and tranquillity. It's location offers excellent transport links, with proximity to major roadways such as the M6 motorway, making it accessible to nearby towns and cities.

## Quick Overview

Fantastic Family Home

Situated in the Popular Town of Milnthorpe

Well Presented Throughout

Landscaped Rear Garden

Garage and Off Street Parking

Close to Local Shops and Amenities

Nearby Well-Regarded Nursery and School's

Kitchen Dining Room and Two Reception Rooms

Quiet Cul-De-Sac Location

Ultrafast Broadband Available\*



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Ultrafast  
Broadband



Driveway &  
Garage

Property Reference: AR2622





Living Room



Living Room



Kitchen



Kitchen

Step inside and be greeted by a modern, neutral aesthetic that flows throughout the home. To your right, you'll find a convenient downstairs toilet before making your way into the stunning open-plan kitchen, dining, and living area-the true heart of the home. Designed for both relaxation and entertaining, this spacious layout easily accommodates all your furnishings.

The stylish kitchen features sleek white gloss base and wall units and a range of integrated appliances an induction hob, microwave, oven, fridge freezer, and a black composite sink. Complete with tiled walls, a complementary worktop and a pleasant front-facing view.

The extended living space seamlessly flows into a cosy snug area, thoughtfully designed with patio doors that open onto the garden-perfect for indoor-outdoor living.

For those seeking a separate retreat, the additional living room offers a warm and inviting atmosphere, complete with a charming log burner as the focal point. This generously sized space benefits from dual-aspect windows, flooding the room with natural light, and has a built in space for a wall-mounted television.

Continue up to the first floor and notice the glass banister that adds a modern touch to the space. Here, you'll find three generously sized bedrooms, all featuring built-in storage and grey carpeting for a stylish and cohesive look. Bedrooms one and two are spacious doubles, while bedroom three is a larger-than-average, comfortable single.

Completing this floor is the contemporary family bathroom, fitted with a three-piece suite, including a toilet, vanity sink, and a bath with an overhead shower. Chrome finishes, a heated towel rail, and a handy linen cupboard add both style and practicality to this thoughtfully designed space.

Externally, the front of the property features a low-maintenance paved driveway, providing ample parking for two vehicles. Additionally, a detached garage offers excellent storage space.

To the rear, the garden has been beautifully transformed into a private landscaped retreat. Steps lead down to a fully enclosed patio area with artificial grass, that has been thoughtfully designed for easy upkeep, whilst a stylish pergola creates the perfect setting for outdoor entertaining and relaxation.



Open Plan Kitchen Dining Room

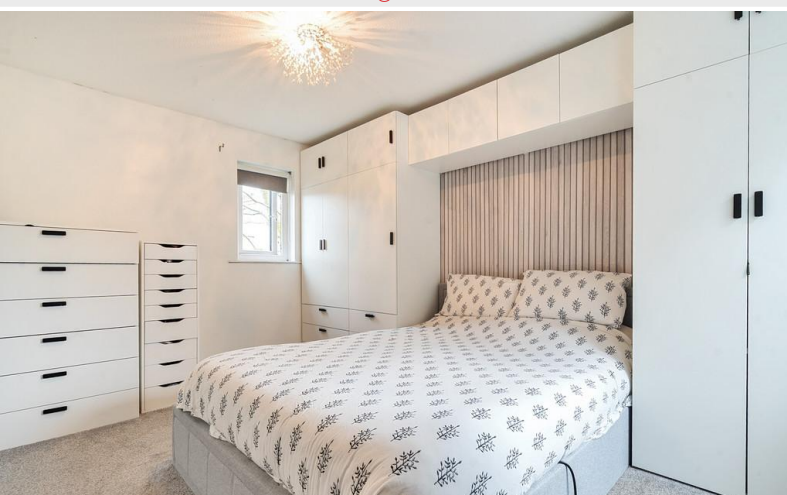


Open Plan Kitchen Dining Room





Living Room



Bedroom One



Bedroom Two



Bedroom Three

Accommodation with approximate dimensions

Entrance Porch

Downstairs W.C.

Open Plan Kitchen Dining Room 20' 6" x 10' 5" (6.25m x 3.18m)

Snug 12' 3" x 10' 3" (3.73m x 3.12m)

Living Room 18' 10" x 13' 5" (5.74m x 4.09m)

Bedroom One 13' 3" x 9' 9" (4.04m x 2.97m)

Bedroom Two 12' 3" x 10' 5" (3.73m x 3.18m)

Bedroom Three 10' 5" x 8' 10" (3.18m x 2.69m)

Bathroom

Garage 16' 6" x 8' 7" (5.03m x 2.62m)

Property Information

Tenure Freehold

Council Tax Band D - Westmorland & Furness Council

Services Mains gas, electricity, water and drainage. Ultrafast broadband available.

Energy Performance Certificate Energy Rating E. The full Energy Performance Certificate is available on our website and also at any of our offices.

Directions From the Hackney and Leigh Arnside Office head east on The Promenade/B5282 towards Station Road, turn left onto Sandside Road/B5282 and continue to follow B5282. Turn right onto Beetham Road/A6 and then turn left right onto Dallam View, continue to the end of the cul-de-sac where you will the property on your left hand side.

What3Words ///cakes.mess.enraving

Viewings Strictly by appointment with Hackney & Leigh Arnside Office.

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Bathroom



Garden





Garden



Views

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## Meet the Team

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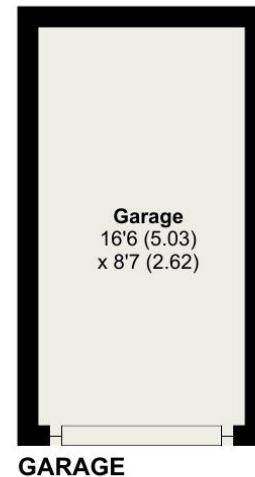
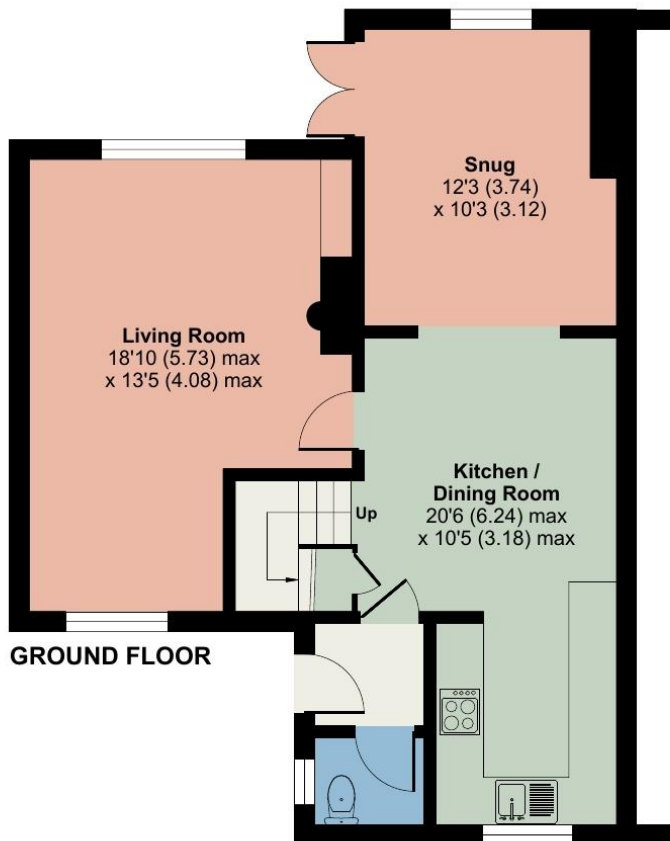
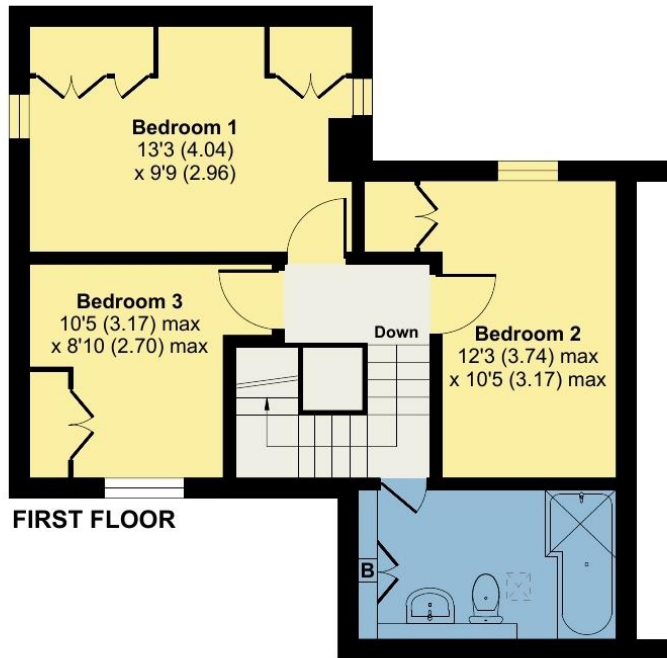
# Dallam View, Milnthorpe, LA7

Approximate Area = 1070 sq ft / 99.4 sq m

Garage = 142 sq ft / 13.1 sq m

Total = 1212 sq ft / 112.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1256688

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