



# Hincaster

£375,000

Viver Cottage , Hincaster, Milnthorpe, Cumbria, LA7 7NF

Charming stone and slate cottage in a rural setting on the edge of Hincaster. Offers spacious reception rooms, four bedrooms, and easy-to-maintain enclosed gardens.

Full of character with excellent access to regional and national transport links—ideal for those seeking country living with modern convenience.

## Quick Overview

- Four Bedroom Traditional Cottage
- Peaceful Rural Location
- Spacious Reception Rooms
- Easy to Maintain Front and Rear Garden
- Garage / Workshop
- Easy to Reach Transportation Links
- Character Property
- Ultrafast\* Broadband Available



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Ultrafast\*  
Broadband



Garage and Off  
Road Parking

Property Reference: AR2643





Living Room



Living Room



Driveway



Dining Room

Located in a peaceful rural setting, this attractive four-bedroom cottage offers a blend of character features and practical accommodation, making it a comfortable and flexible home for a range of buyers.

Upon entering the property, you are welcomed into a central entrance hall, with the staircase ahead providing access to the first floor. To the right is a spacious living room, featuring a traditional Victorian fireplace with a tiled inset and hearth-a characterful focal point that adds warmth and charm. The deep window cills throughout the home reflect its heritage and add a sense of solidity and style.

To the left of the hallway is a generously sized dining room with panelled walls and solid wood block flooring. A striking Esse stove sits on a slate hearth and creates a cosy atmosphere, ideal for both everyday meals and entertaining. This room also includes a built-in storage cupboard with shelving, which conveniently houses the oil-fired boiler.

From the dining room, a few steps lead up to the kitchen, which is fitted with a range of shaker-style wall and base units, providing ample storage. The layout includes a stainless steel sink, Belling electric cooker and grill with a four-ring hob, and tiled splashbacks. There is designated space and plumbing for a washing machine and upright fridge freezer, making the kitchen both practical and user-friendly.

Adjoining the kitchen is a useful utility area or porch. This space offers room for a dryer or additional storage and provides direct access to the rear garden-ideal for outdoor clothing, boots, or gardening equipment.

The first floor comprises four bedrooms, three of which are situated at the front of the property. The main bedroom includes built-in wardrobes, offering valuable storage, while the second bedroom enjoys far-reaching views over open countryside. The remaining two bedrooms offer flexibility for use as guest rooms, children's rooms, or a home office. A family bathroom is fitted with a P-shaped bath and shower over, pedestal hand basin, and WC.

Outside, the rear garden is low-maintenance and provides a pleasant area for outdoor seating. It benefits from good sun exposure and is ideal for relaxing or entertaining in warmer months.





Front Garden



Countryside Views from Bedroom Two





Kitchen



Bedroom One



Bedroom Four



Bedroom Two

The detached garage is accessible on foot from the garden and by a door from the driveway. It offers excellent versatility and could be used as a garage, workshop, or even converted into a summerhouse or hobby space, subject to any necessary permissions.

This well-balanced home offers period charm, practical space, and a quiet location-well-suited to families, couples, or anyone looking for a rural lifestyle with character.

#### Accommodation (with approximate dimensions)

**Living Room** 19' 3" x 11' 5" (5.87m x 3.48m)

**Dining Room** 19' 3" x 14' 5" (5.87m x 4.39m)

**Kitchen** 10' 2" x 7' 10" (3.1m x 2.39m)

**Utility**

**Bedroom One** 12' 8" x 11' 4" (3.86m x 3.45m)

**Bedroom Two** 11' 11" x 7' 8" (3.63m x 2.34m)

**Bedroom Three** 11' 11" x 10' 8" (3.63m x 3.25m)

**Bedroom Four** 8' 11" x 7' 6" (2.72m x 2.29m)

**Garage** 23' 0" x 11' 5" (7.01m x 3.48m)

#### Property Information

**Tenure** Freehold (Vacant possession upon completion). We understand the property has a right of way across the driveway of the neighbouring property.

**Council Tax Band E** Westmorland and Furness Council

**What3Words** ///unstated.megawatt.mended

**Directions** Leaving the Hackney & Leigh office in Arnside, head north along Station Road and follow the B5282. Continue towards Milnthorpe, where you'll reach a roundabout-take the second exit onto the A6, heading north. A couple of miles beyond Milnthorpe, turn right onto Nook Lane, following the signs for Hincaster. Shortly after, take the next left onto Viver Lane. Viver Cottage can be located right hand side by our For Sale board.

**Services** Mains water and electricity. Oil Central Heating. Septic Tank Drainage. Please note that due to updated regulations for septic tanks and private drainage facilities, interested parties may wish to seek independent advice on the installation. We can recommend several local firms who may be able to assist.





Viver Cottage



Rear Garden

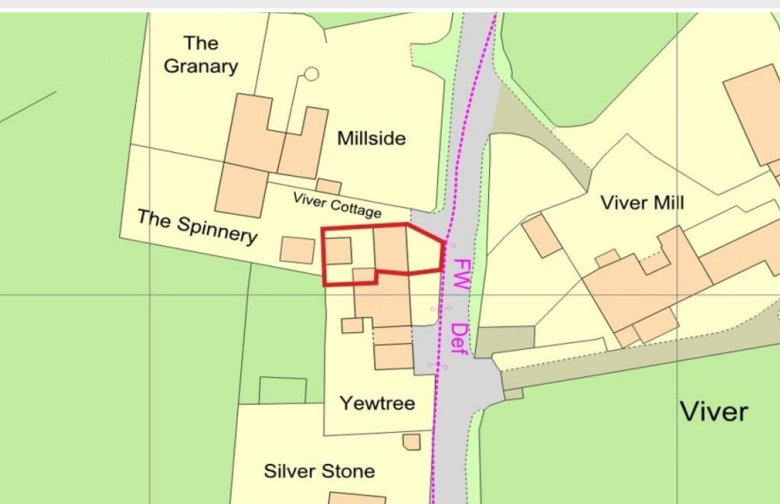




Rear Garden



Summerhouse / Workshop



Ordnance Survey 01224018

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

**Viewings** Strictly by appointment with Hackney & Leigh.

**Anti Money Laundering Regulations** Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



## Meet the Team

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Viewings available 7 days a week  
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# Viver Cottage, Hincaster, Milnthorpe, LA7

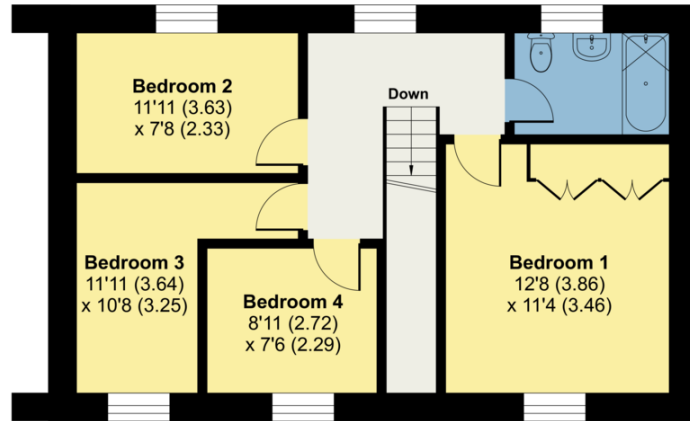


Approximate Area = 1286 sq ft / 119.4 sq m

Garage = 262 sq ft / 24.3 sq m

Total = 1548 sq ft / 143.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°che.com 2025. Produced for Hackney & Leigh. REF: 1295166

A thought from the owners...

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