



Milnthorpe

£175,000

29 Park Road, Milnthorpe, Cumbria, LA7 7AD

Brimming with character and ready for a complete transformation, 29 Park Road is a charming cottage with huge potential, set in a prime position overlooking the recreational fields and towards the picturesque hills of Dallam Park.

Now in need of full renovation, this property offers a fantastic blank canvas for those seeking to create their dream home. Whether you are an experienced renovator or an inspired first-time buyer, this is a rare chance to blend period charm with modern style, entirely to your own taste.

Quick Overview

Perfect First Time Buy or Investors

Renovation Project

Close to Local Amenities and Transport Links

Central Location in the Popular Market Town

of Milnthorpe

Primary and Secondary Schools Nearby

No Onward Chain

Walks from The Doorstep

Ultrafast* Broadband Available



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Ultrafast*
Broadband

Property Reference: AR2655



Snug/Dining Room



Snug/Dining Room



Kitchen/Breakfast Room



Kitchen

The accommodation is generous and versatile. The ground floor currently includes a double-fronted living room with a log burner and original features, two formal sitting rooms, and a bright kitchen area connected to a high-ceilinged, multi-functional room enjoying impressive open views of the garden and surrounding countryside. Modern-style kitchen units with integrated appliances remain in place, along with access to a pantry and a large utility room. From here, a door leads to the secure rear garden – a space with real potential for landscaping and outdoor entertaining once complete.

Upstairs, there are three double bedrooms and a bright shower room. Many original details remain, hinting at the home's history and providing inspiration for a sensitive restoration. The rear garden enjoys uninterrupted views across the recreational fields and towards Dallam Park – a stunning backdrop for al fresco dining and relaxation.

The property offers excellent development potential, subject to the usual planning consents, with the opportunity to convert the existing property into two separate dwellings - a charming one-bedroom cottage and a spacious three-bedroom home. This presents a unique prospect for buyers seeking to create bespoke living spaces or explore rental/investment opportunities.

Milnthorpe is a vibrant large village with excellent amenities, including schools for all ages within walking distance, doctors' surgeries, dental practices, a pharmacy, vets, independent shops, pubs, cafés, and a supermarket. The M6 is just 10 minutes away, and a regular bus service connects Lancaster to Keswick, making it ideal for both commuting and leisure.

This is more than just a property – it is a project with incredible potential in one of South Cumbria's most desirable locations.

Accommodation (with Approximate Dimensions)

Kitchen 16' 10" x 12' 9" (5.13m x 3.89m)

Snug/Dining Room 22' 3" x 11' 8" (6.78m x 3.56m)

Living Room 20' 7" x 12' 0" (6.27m x 3.66m)

Bedroom One 18' 4" x 9' 6" (5.59m x 2.9m)

Bedroom Two 11' 0" x 9' 2" (3.35m x 2.79m)

Bedroom Three 12' 4" x 8' 9" (3.76m x 2.67m)

Utility 8' x 7' 11" (2.44m x 2.41m)

Family Bathroom

Property Information

Services Mains drainage, gas, water and electricity.

Council Tax Band B - Westmorland & Furness Council

Tenure Freehold (Vacant possession upon completion).

Services Mains gas, water and electricity.

Energy Performance Certificate 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 into Milnthorpe, as you enter the town passing Rivers and Roads café, the property is located on the left.

What3Words ///last.poem.loaning

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).



Bedroom Three



Bedroom Three



Bedroom One



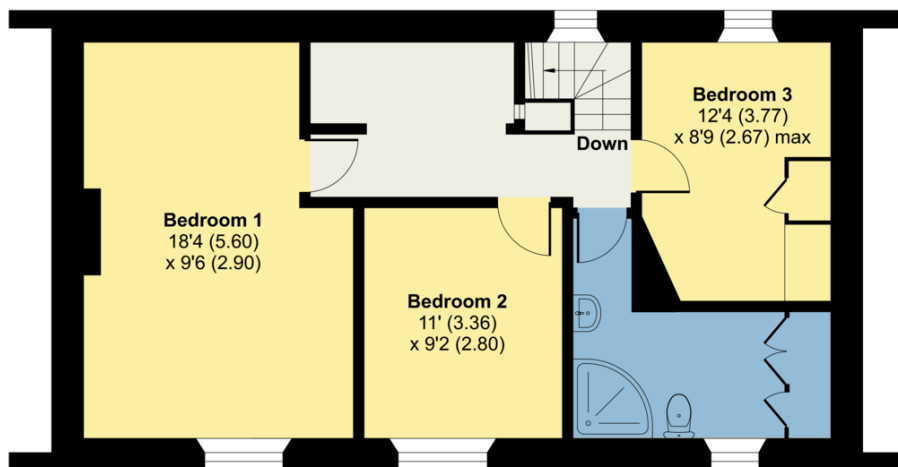
Bathroom



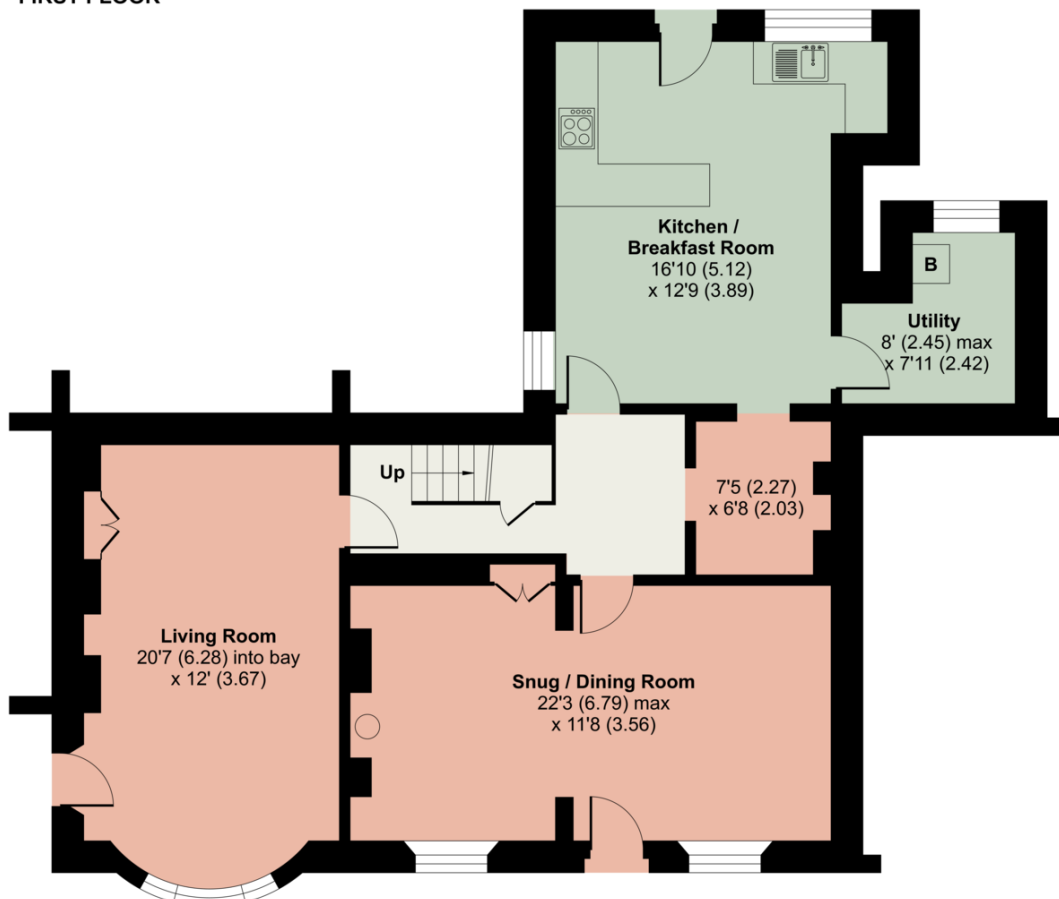
Park Road, Milnthorpe, LA7

Approximate Area = 1591 sq ft / 147.8 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). © nichecom 2025. Produced for Hackney & Leigh. REF: 1334708

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