



Milnthorpe

£625,000

17 St. Anthonys Close, Milnthorpe, Cumbria, LA7 7DT

An exceptional family home, completed in 2022. This beautifully designed property features a high-specification kitchen with integrated appliances, opening into a bright and spacious open-plan living/dining/family area with patio doors leading to a generous rear garden—perfect for indoor-outdoor living.

The home also benefits from an integral garage, off-road parking, and far-reaching views over countryside. Inside, there are four well-proportioned bedrooms, including a principal suite with en suite shower room, a stylish family bathroom, and two separate W.C.s.

With three versatile reception rooms, this home provides ample space for both family life and entertaining.

Quick Overview

- Exceptional Detached Family Home
- Open Plan Kitchen Dining Family Room
- Four Spacious Bedrooms
- Far Reaching Countryside Views
- Integral Garage and Off Road Parking for 2 Cars
- En Suite to Bedroom One
- High Specification Kitchen Appliances
- Close to Local Amenities & Transport Links
- Generous Garden
- Ultrafast* Broadband Available



4



2



3



B



Ultrafast*
Broadband



Garage and
Driveway

Property Reference: AR2657



Living Room



Living Room



Bedroom Five / Sitting Room / Home Office



Kitchen / Dining / Family Room

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.

Step into a spacious entrance hallway on the ground floor, setting the tone for the generous proportions throughout the home. To the right, you'll find a versatile sitting room-ideal as a home office, additional bedroom, or snug. To the left is the integral garage, complete with an up-and-over door remote door and Ideal gas boiler.

The hallway also features a convenient cloakroom with a pedestal hand wash basin and towel radiator. Moving toward the rear of the property, you're welcomed into a bright and airy living room. This elevated space enjoys far-reaching countryside views, a Juliet balcony, and ample room for hobbies or study.

Stairs lead down from the hallway to the lower ground floor, where you'll discover the true heart of the home-a spacious, open-plan kitchen, dining, and family area. Perfect for entertaining, this room opens out via bi-fold patio doors to the rear garden and patio. The kitchen is fitted with a central island with seating, a Neff 4-ring induction hob with ceiling-mounted Neff extractor, and a comprehensive range of stylish wall, base, pantry, and display units, all complemented by sleek worktops. Additional features include a Neff eye-level electric oven, separate Neff grill, integrated fridge and freezer, and a one-and-a-half bowl stainless steel sink and drainer.

The dining area comfortably accommodates a large table and chairs, with a dedicated family space nearby-perfect for relaxing or hosting guests.

Also on this level is a second cloakroom with pedestal hand wash basin and WC, along with a flexible multifunctional room-ideal as a guest bedroom, playroom, office, gym, or cinema room. Adjacent to this is a well-equipped utility room with base units, complementary worktops, a stainless steel sink, with plumbing and space for both a washing machine and tumble dryer. The hallway also includes a useful understairs storage cupboard.

Ascending to the first floor, you'll find three generously sized double bedrooms. Two are positioned at the rear, offering beautiful countryside views. The principal bedroom benefits from an en suite shower room, including a shower enclosure, pedestal hand wash basin, WC, and



Family Room



Kitchen / Dining / Family Room



Kitchen / Dining / Family Room



Family Bathroom



Bedroom Three



Bedroom Two

towel radiator.

The spacious family bathroom features a four-piece suite comprising a shower enclosure, bathtub, pedestal hand wash basin, WC, and towel radiator. An airing cupboard is also located on the landing for additional storage.

Outside, a paved driveway provides off-street parking for 2 cars and leads to the integral garage. Gated access at both sides of the property leads to the secure rear garden, which is mainly laid to lawn with a paved patio area and a large garden shed. Four additional parking spaces can be found at the entrance to the private road on the right hand side for visitors and is shared between the 8 new build properties.

Accommodation (with approximate dimensions)

Ground Floor

Sitting Room / Bedroom Five / Home Office 9' 11" x 9' 9" (3.02m x 2.97m)

Living Room 25' 8" x 11' 2" (7.82m x 3.4m)

Lower Ground Floor

Kitchen / Dining Room / Family Room 25' 6" x 14' 8" (7.77m x 4.47m)

Home Office / Bedroom 4 / Cinema Room 15' 0" x 9' 10" (4.57m x 3m)

Utility Room 9' 10" x 9' 9" (3m x 2.97m)

First Floor

Bedroom One 14' 9" x 11' 9" (4.5m x 3.58m)

Bedroom Two 15' 0" x 9' 10" (4.57m x 3m)

Bedroom Three 12' 3" x 11' 2" (3.73m x 3.4m)

Garage 18' 9" x 10' 5" (5.72m x 3.18m)

Bathroom

Property Information

Tenure Freehold (Vacant possession upon completion). £50 per month payable to St. Anthony's Close Management Company for the upkeep of the private road and sump pump.

Council Tax Band F Westmorland and Furness Council

What3Words [///verifying.informs.mull](https://www.what3words.com/verifying/informs.mull)

Directions From Milnthorpe centre traffic lights proceed up the A6 (Church Street) towards Heversham. Part way up the hill turn right into St Anthony's Hill. Take the first left and follow the road to the end and Number 17 is located on the right hand side.



Bedroom One



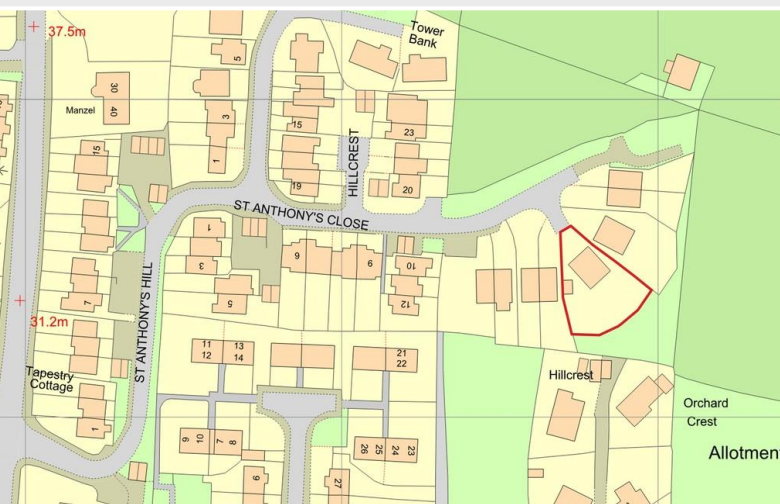
Rear Elevation



Rear Garden



Far Reaching Views



Ordnance Survey 01236988

Services Mains gas, water, drainage and electricity. The property has a sump pump situated on a shared parcel of land at the rear of the properties, which directs drainage into the mains system.

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
including evenings with our
dedicated viewing team
Call **01524 761806** or request
online.



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St. Anthony's Close, Milnthorpe, LA7

Approximate Area = 2219 sq ft / 206.1 sq m

Limited Use Area(s) = 46 sq ft / 4.2 sq m

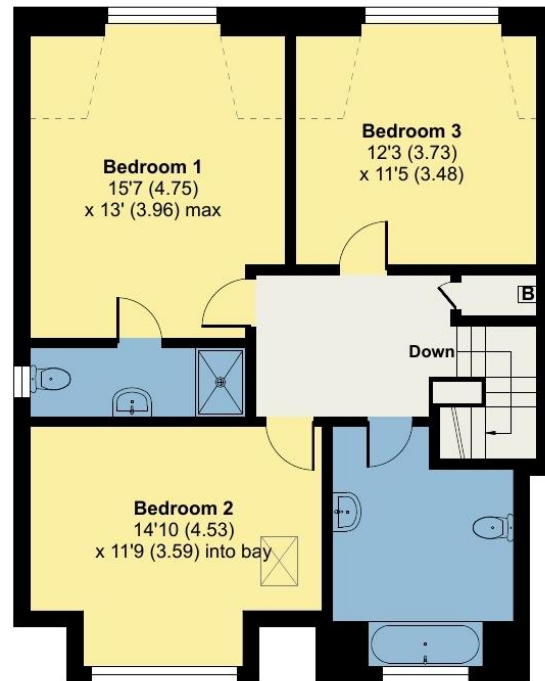
Garage = 190 sq ft / 17.6 sq m

Total = 2455 sq ft / 227.9 sq m

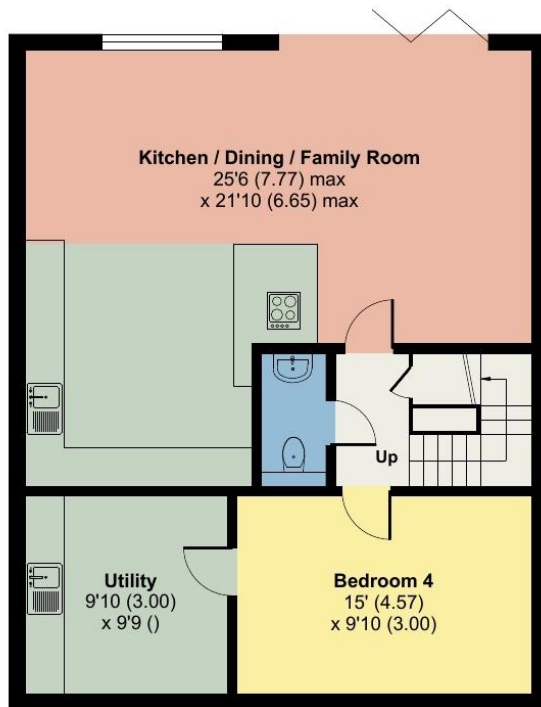
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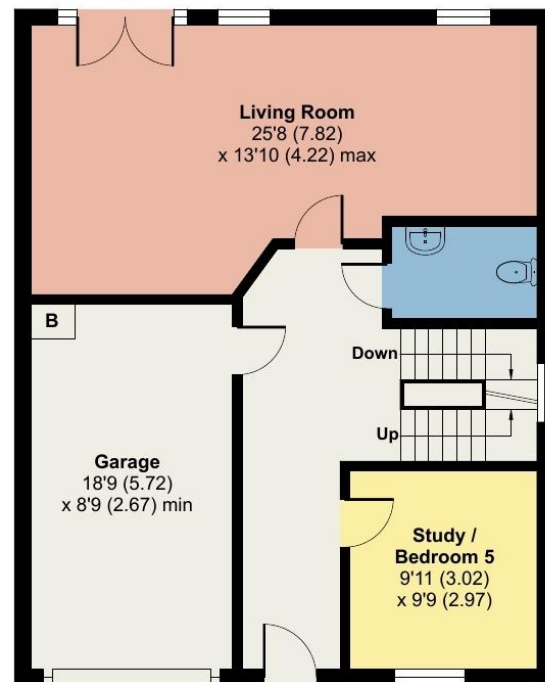
Denotes restricted head height



FIRST FLOOR



LOWER GROUND FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Hackney & Leigh. REF: 1339988

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