



Leasgill

£385,000

1 Milestone Cottage , Leasgill, Milnthorpe, Cumbria, LA7 7EX

Set in the peaceful village of Leasgill, on the doorstep of the Lake District, 1 Milestone Cottage is a beautifully presented three-bedroom semi-detached cottage offering a modern twist.

With its unique upside-down layout, stylish interiors, and thoughtfully designed spaces, this is a ready-to-move-into home perfect for families or those seeking a countryside retreat with wonderful views and walks from the door.

Quick Overview

- 3 Bedroom Semi-Detached Cottage
- Move-In Ready with Stylish, Modern Interiors
- Unique Upside-Down Layout
- Character Lounge with Wood-Burning Stove & Exposed Beams
- Peaceful Village Setting
- Detached Garage plus Off Road Parking for 2-3 Cars
- Countryside Views from Multiple Rooms
- Beautifully Landscaped Rear Garden with Summerhouse
- Fantastic Open Plan Kitchen, Dining and Living Room with Glazed Bi-Folds Leading to the Garden
- Ultrafast* Broadband Available

Property Reference: AR2658





Bedroom Three



Bedroom Two



Family Bathroom



Open Plan Kitchen Diner and Living Space

Leasgill is nestled on the doorstep of the stunning Lake District National Park, this charming village offers the perfect balance of countryside living with excellent transport connections. Just 10 minutes (6 miles) from the thriving market town of Kendal, residents enjoy easy access to a wide range of shops, restaurants, and cultural attractions.

For those travelling further afield, Oxenholme train station is close by, providing direct links to destinations across the country, including London in under 3 hours. The village also lies on the popular Central Lakes 555 bus route, making it simple to explore the heart of the Lake District without the need for a car. Road connections are equally convenient, with Junction 36 of the M6 only 10 minutes away.

Community spirit is strong, with local amenities including a well-loved bowling club and The Athenaeum – a hub for social events, gatherings, and activities. Together with its unbeatable location and excellent connectivity, the village provides an ideal base for both locals and visitors alike.

From the road, steps lead up to a welcoming front porch, opening into a bright entrance hall. On this level you'll find a single bedroom with front-facing window, a family bathroom with corner bath and vanity unit, and a spacious double bedroom that enjoys natural light from its large front aspect window. There's also useful under-stair storage.

A short staircase leads into a generous open-plan kitchen diner and living space, ideal for everyday family life and entertaining. The kitchen is fitted with an array of wall and base units, complementary worktops, tiled splash backs, and integrated appliances including a Neff 5-ring gas hob, oven, microwave, and fridge/freezer. Bi-folding doors fill the room with natural light and open onto a charming decked terrace, with further access to the rear garden.

Upstairs, a bright open room with countryside views doubles as a fantastic home office and reading lounge. This area formally was divided and used as a bedroom, and now flows through to a cosy lounge.

This inviting room features wooden ceiling beams, a wood-burning stove, and front-facing windows that frame the surrounding countryside with views over the distant Langdale fells and is the perfect space to unwind and enjoy the character and warmth of this charming home.

At the top of the property sits the principal bedroom, a well proportioned double with garden views, a modern en-suite shower room, and access to large attic storage, offering potential for further development (the current owners have obtained calculations from a structural engineer).



Kitchen



Open Plan Kitchen Diner and Living Space



Patio Area



Family Bathroom



Study



Bedroom One

Outside, the rear garden is beautifully landscaped with steps leading to a raised patio and lawn, mature borders, and a peaceful summerhouse tucked at the far end, perfect for relaxing or home working. A single garage and private parking for multiple vehicles are also found at the rear, accessible via a separate lane which leads to Heversham Head.

Accommodation (with approximate dimensions)

Entrance Hall

Bedroom Three 7' 7" x 7' 2" (2.31m x 2.18m)

Family Bathroom

Bedroom Two 9' 9" x 9' 0" (2.97m x 2.74m)

Kitchen/Diner 16' 2" x 19' 3" (4.93m x 5.87m)

Study 12' 11" x 8' 11" (3.94m x 2.72m)

Living Room 11' 4" x 14' 5" (3.45m x 4.39m)

Bedroom One 11' 8" x 9' 1" (3.56m x 2.77m)

Detached Garage 17' 1" x 10' 4" (5.21m x 3.15m)

Property Information

Tenure Freehold (Vacant possession upon completion).

Services Mains Water, Gas, Electric and Drainage.

Council Tax Band D - South Lakeland Council.

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

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Directions Leaving Milnthorpe northbound along Church Street, continue towards the village of Heversham and take a right-hand turn signposted for Heversham and Leasgill. Proceed past the Church and playground and continue into the village of Leasgill. Continue past a semi-circular green area on your right-hand side, and just before the Athenaeum car park, you will see the property situated on the right-hand side

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).



Living Room



Bedroom One



Open Plan Kitchen Diner and Living Space



Garden

Request a Viewing Online or Call 01524 761806

Meet the Team

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Leasgill, Milnthorpe, LA7

Approximate Area = 1134 sq ft / 105.3 sq m

Limited Use Area (s) = 325 sq ft / 30.1 sq m

Garage = 176 sq ft / 16.3 sq m

Total = 1635 sq ft / 151.7 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: 1342164

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