



## Holme

£230,000

2 Milnthorpe Road, Holme, Cumbria, LA6 1PS

A delightful terraced cottage right in the heart of the village oozing with charm and character having been extensively and sympathetically modernised throughout. With stylish open plan kitchen/living room, Three bedrooms and generous bathroom.

The period property benefits from a patio seating area, utility outhouse and good sized divorced garden, this home will suit a variety of buyers from investors, families, couples or just for yourself. An early appointment to view is highly recommended.

### Quick Overview

- Superb Mid Terraced Home
- Three Bedrooms
- Filled With Character & Charm
- Popular Residential Location in Holme Village
- Divorced Rear Garden
- On Street Parking
- Perfect First Time Buy or Family Home
- Close to Local Shops and Amenities
- Excellent Transport Links
- Superfast Broadband Available\*



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Superfast  
Broadband



On Street Parking

Property Reference: C2190





Open Plan Living/Kitchen



Open Plan Living/Kitchen



Breakfast Kitchen



Breakfast Kitchen

**Location** From the Hackney & Leigh Carnforth office travel up Market Street, turn left at the traffic lights onto the A6 North. Follow the road out of Carnforth and at the 3rd roundabout, take the A6070 to Burton in Kendal. Proceed on that road for over 3 miles passing through Burton in Kendal then take a left turning onto Burton Road, signposted Holme. Follow that road into the centre of the village and the property can be found on the right hand side shortly after the turning for the pub.

**Accommodation (with approximate dimensions)**

**Entrance Porch** Step up into timber framed entrance porch.

**Living Room/Kitchen** 22' 9" x 11' 10" (6.93m x 3.61m) From the moment you step inside you are hit with wonderful cottage features being mixed with practical modern living. From the porch you step into the open plan living kitchen area, having the living space to the front aspect, with cosy log burner set in the inglenook fire place and ample space for two sofas. Carrying on through to the rear is the modern and stylish breakfast kitchen giving the cottage a contemporary twist. The breakfast kitchen is fitted with a range of wall and base units, complementary worksurface and chic tiled splash back with the breakfast bar providing ample room for dining. Integrated appliances include four ring induction hob and a single oven. Glazed door leads out to the rear patio area.

**First Floor Landing** With window to front aspect and stairs leading to second floor.

**Bedroom One** 14' x 11' 11" (4.27m x 3.63m) Spacious double bedroom with two double fitted wardrobes and ample room for further furniture. Double glazed window to front aspect and radiator.

**Bedroom Three** 8' 8" x 6' 10" (2.64m x 2.08m) This room is ideal for a multitude of purposes, office, occasional bedroom or nursery. With window to rear aspect and radiator.

**Second Floor Landing** Window to rear aspect.

**Bedroom Two** 12' x 11' 7" (3.66m x 3.53m) Another spacious double bedroom with ample room for wardrobes and further furniture, with a wooden double glazed window and a radiator.

**Family Bathroom** Stylish four piece suite comprising of; free standing bath, walk in shower with rain fall shower head, vanity sink and low level WC. Tiled surrounds and complementary tiled flooring. Useful airing cupboard housing boiler and space for shelving.

**Outside Store** 12' 11" x 11' 4" (3.94m x 3.45m) Outside storage space with fitted shelving, light, power and water. Fitted with a WC and a wooden window.





Breakfast Kitchen



Bedroom One



Bedroom Two



Bedroom Three



Family Bathroom



Family Bathroom

**Outside** To the rear of the property is a flagged seating area with space to sit out and room for BBQ. Access through this is given to the neighbours for them to take bins. The property also benefits from a spacious divorced garden comprising a lawn area and well established borders.

**Services** Mains water, mains electric, mains gas, mains drainage.

**Council Tax** Band B - Westmorland & Furness Council

**Freehold** Freehold. Vacant possession upon completion.

**Viewings** Strictly by appointment with Hackney & Leigh - Carnforth Office.

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

**N.B.** Please note, the photographs used were taken in 2022, prior to the commencement of the current tenancy. They may not reflect the property's present condition.

**Anti-Money Laundering (AML)** 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).





Divorced Garden

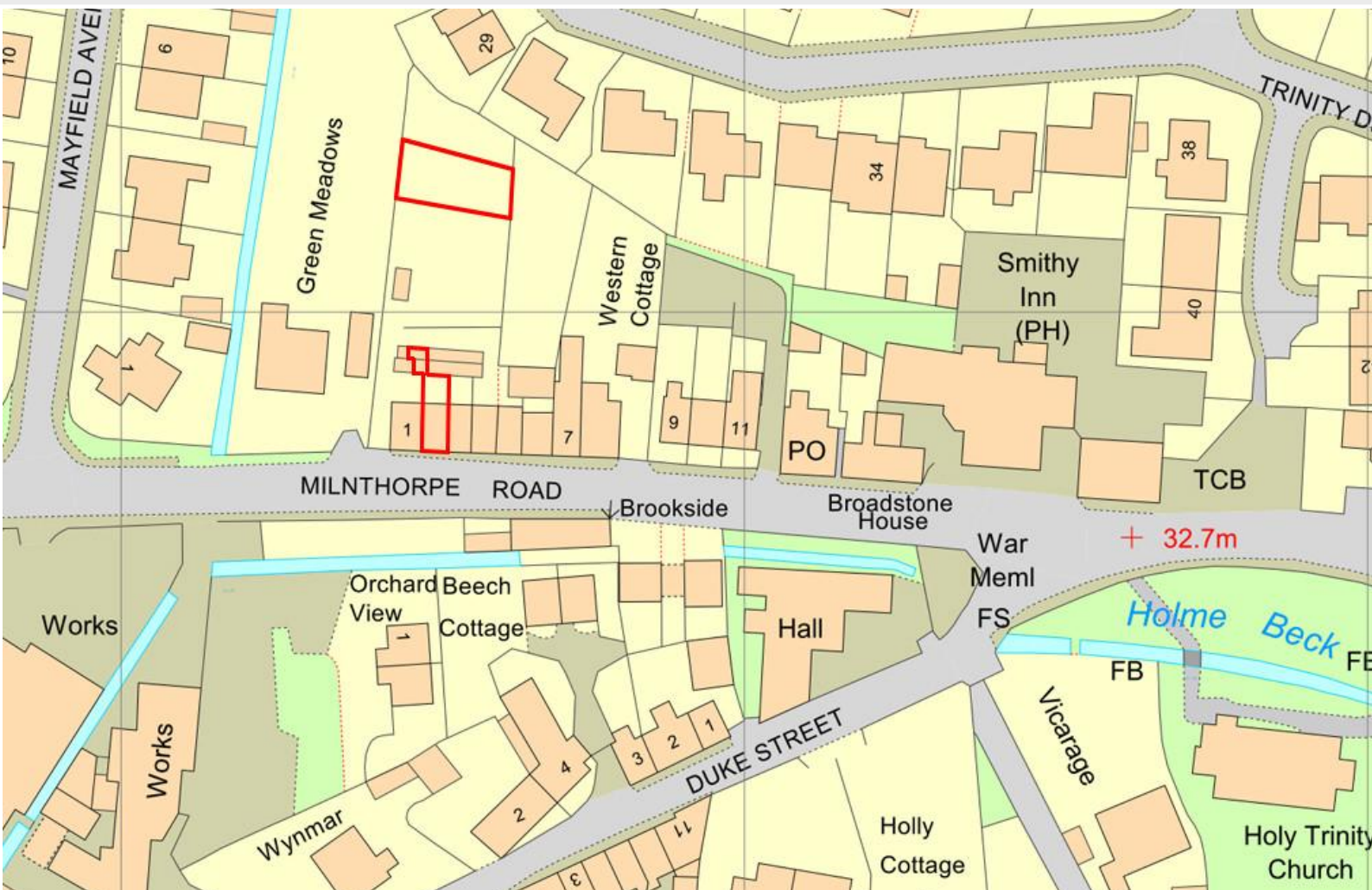


Patio Area





Patio Area



Ordnance SurveyRef: 00909160

Request a Viewing Online or Call 01524 737727

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"Double Click Text To Insert Floor Plan"

A thought from the owners...

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