Holme

£360,000

Orchard Cottage, Duke Street, Holme, Carnforth, LA6 1PY

A charming three-bedroom end-terrace cottage in Holme, offering a garden and off-road parking. The property blends traditional character with modern comforts, featuring a contemporary kitchen and updated shower rooms.

The main bedroom benefits from an en-suite, while the spacious layout includes a large family room, a separate living room, a kitchen-dining area, and a versatile home office that can also serve as a study or guest bedroom.

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Quick Overview

- Three Bedroom End Terrace Cottage
- Spacious Family Room
- Contemporary Kitchen Dining Room
- Principal Bedroom with En Suite
- Additional Home Office / Guest Bedroom
- Rear Garden
- Sought After Village Location
- Excellent Transport Links
- Ample Off Road Parking
- Ultrafast Broadband Available*

Property Reference: C2660

Family Room

Family Room

Kitchen Dining Room

Downstairs Cloakroom

Accessed via a secure gated entrance, this charming home welcomes you through a glazed door into an impressive and versatile family room. Flooded with natural light, this spacious area features high ceilings with exposed traditional beams, creating a wonderful blend of character and openness. The room comfortably accommodates a range of uses, with space for dining, relaxed seating, and a study area, further enhanced by a Velux window above.

From the family room, you are drawn into the cosy living room, a perfect space to unwind. A standout feature is the exposed brick fireplace, complete with a stove set on a stone hearth, adding warmth and rustic appeal. From here, a door leads through to the practical utility room, fitted with base cupboards, work surfaces, and a stainless steel sink. There is space and plumbing for both a washing machine and tumble dryer, along with a door providing convenient access to the outside. The utility also gives access to a separate downstairs cloakroom, which is fitted with a WC, hand wash basin, and a useful storage cupboard.

An additional reception room is accessed from the living room and is currently used as a home office. This flexible space could easily serve as a study, guest bedroom, or playroom, depending on individual needs.

Returning to the family room, the kitchen/dining room offers a well-designed and sociable layout. The kitchen is fitted with a range of wall and base units with complementary work surfaces, along with a composite sink and drainer. Integrated appliances include a dishwasher, while there is space for an American-style fridge freezer. A Beko range-style cooker with a five-ring gas hob sits beneath a Klarstein extractor hood, creating a focal point for the space. A breakfast bar provides additional seating for casual dining. The adjoining dining area benefits from fitted storage units and offers ample room for a table and chairs, with patio doors opening directly onto the garden-ideal for indoor-outdoor living and entertaining.

Stairs rise from the family room to the first floor, featuring a contemporary glass balustrade that enhances the sense of light and space. Upstairs, the property offers two well-proportioned double bedrooms and a comfortable single bedroom. The principal bedroom is fitted with built-in furniture and benefits from sliding doors leading to a stylish en-suite, complete with a concealed cistern WC, vanity hand wash basin with storage, a rainfall shower with separate attachment, and a ladder-style towel radiator.

A modern shower/wet room serves the remaining bedrooms and is fitted with a rainfall shower and separate attachment, wall-mounted hand wash basin, WC, and a ladder towel radiator.

Externally, there is off road parking available accessed via a gate in the rear garden. The side garden features a decked seating area, ideal for outdoor dining or relaxing, while the rear garden has been designed with low maintenance in mind, featuring artificial lawn.

Kitchen Dining Room

Living Room

Bedroom Three

Bedroom Two

Shower Room

Bedroom One

Accommodation (with approximate dimensions)

Living Room 14' 6" x 11' 0" (4.42m x 3.35m)

Kitchen 8' 7" x 15' 1" (2.62m x 4.6m)

Dining Room 7' 2" x 13' 7" (2.18m x 4.14m)

Home Office / Sitting Room 16' 5" x 10' 6" (5m x 3.2m)

Family Room 17' 2" x 13' 7" (5.23m x 4.14m)

Cloakroom 5' 11" x 8' 1" (1.8m x 2.46m)

Bedroom One 11' 10" x 9' 3" (3.61m x 2.82m)

Bedroom One En-Suite 5' 11" x 8' 3" (1.8m x 2.51m)

Bedroom Two 6' 8" x 10' 8" (2.03m x 3.25m)

Bedroom Three 10' 9" x 6' 4" (3.28m x 1.93m)

Shower Room 5' 2" x 4' 6" (1.57m x 1.37m)

Property Information

Services Mains gas, water and electricity.

Tenure Freehold (Vacant possession upon completion).

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

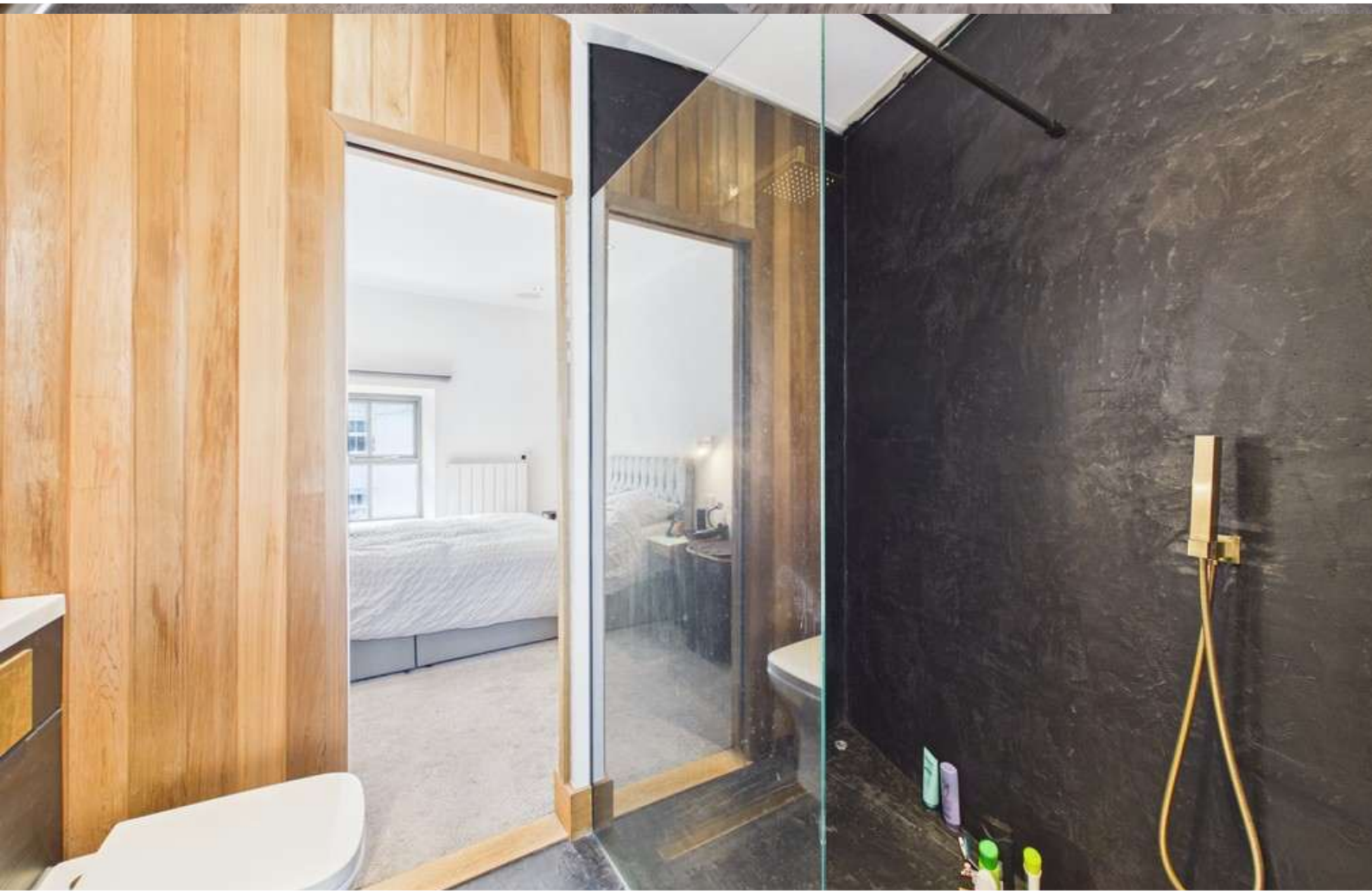
Council Tax Band C Westmorland and Furness Council

Directions Coming from the Crooklands roundabout take the first right into the village and proceed along North Road until the 'T' junction opposite the Church. Turn right and then left onto Duke Street and Orchard Cottage can be found on the left hand side by our For Sale board.

What3Words ///ultra.galaxies.roses

Viewings Strictly by appointment with Hackney & Leigh.

Bedroom One



Bedroom One En-Suite

Rear Elevation

Rear Garden

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
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All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by https://checker.ofcom.org.uk/en-gb/broadband-coverage on 22/04/2026.