

Holme

£375,000

78 Pear Tree Park, Holme, Carnforth, LA6 1PP

A well-presented three-bedroom semi-detached family home, ideally positioned in the charming village of Holme. Offering generous living accommodation, a versatile layout, private rear garden and garage, this property is an excellent opportunity for families or those seeking a well-connected village home.

Holme is a charming and sought-after village, offering a peaceful setting while remaining well placed for everyday amenities and excellent transport links. Surrounded by attractive countryside, the village provides a lovely balance of rural living and convenience, making it an appealing choice for families, first-time buyers and those looking to enjoy a quieter pace of life. With a welcoming community atmosphere and a range of local amenities close by, Holme is an ideal place to call home

Quick Overview

- Semi-Detached Family Home
- Three Well -appointed Bedrooms
- En-Suite to the Principal Bedroom
- Generous Living Spaces
- Well Maintained Rear Garden
- Sought After Village Location
- Well Regarded Schools Nearby
- Excellent Transport Links
- Off Road Parking & Garage
- Ultrafast Broadband Available*



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Ultrafast
Broadband



Off Road
Parking

Property Reference: C2727



Entrance Hall



Living Room



Living Room



Step inside to a welcoming entrance hall leading into the main living accommodation. The bright and comfortable living room features a front-aspect window, creating a light and inviting space, while a gas fireplace provides an attractive focal point. French doors open directly into the kitchen, creating a natural flow between the two rooms.

The well-appointed kitchen is fitted with a good range of wall and base units, complementary worktops and tiled splashbacks. Integrated appliances include a fridge, four-ring gas hob, oven/grill, a stainless-steel sink with drainer and a dishwasher. There is also plenty of space for a dining table, making this a practical and sociable heart of the home.

A useful utility room is accessed from the kitchen and provides additional worktop and storage space, with plumbing and room for a washing machine and tumble dryer or under counter freezer. The utility also gives direct access to the rear garden and benefits from a convenient downstairs WC.

Upstairs, there are three well-proportioned bedrooms. The principal bedroom is a generous double with a front-aspect window, feature wall panelling and the added benefit of a private en-suite shower room, comprising shower, vanity wash basin, WC and heated towel rail.

Bedroom two is another double, featuring a front-aspect window and a layout that comfortably accommodates freestanding storage. Bedroom three provides a versatile additional room, ideal as a child's bedroom, nursery, home office or dressing room depending on the needs of the new owner.

The family bathroom is fitted with a bath and overhead shower, wash basin and WC, with a useful airing cupboard providing additional storage.

Outside, the rear garden offers a practical and family-friendly space, with a lawned area ideal for children and pets. A pathway extends around the garden, with stone-chipped areas and a paved section providing an excellent spot for alfresco dining and outdoor entertaining. The property also benefits from two off road parking spaces, one of which is located in the car park beside the property. With a gate allowing access from the garden to the car park.

The property also benefits from a garage with power and lighting, offering valuable additional storage or utility space, with convenient internal access and an up-and-over door.



Kitchen



Kitchen



Bathroom



Bedroom Three



Bedroom Two



Bedroom Two

Accommodation (With approximate dimensions)

Entrance Hall 9' 1" x 6' 1" (2.77m x 1.85m)

Living Room 16' 11" x 12' 4" (5.16m x 3.76m)

Kitchen 10' 8" x 12' 10" (3.25m x 3.91m)

Utility 7' 6" x 5' 9" (2.29m x 1.75m)

First Floor

Bedroom One 14' 1" x 10' 6" (4.29m x 3.2m)

En-Suite 5' 10" x 10' 6" (1.78m x 3.2m)

Bedroom Two 10' 8" x 10' 11" (3.25m x 3.33m)

Bedroom Three 9' 3" x 7' 7" (2.82m x 2.31m)

Bathroom 6' x 12' 4" (1.83m x 3.76m)

Garage 13' 10" x 10' (4.22m x 3.05m)

Garage Room Two 6' 5" x 9' 11" (1.96m x 3.02m)

Property Information

Tenure Freehold (Vacant possession upon completion).

Council Tax Band D - Westmorland & Furness Council.

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 Carnforth office, turn right and proceed towards the traffic lights. At the lights turn left and leave Carnforth heading north on the A6, going straight on at the first two roundabouts. At the third roundabout take the second exit towards Burton and follow the road through the village. Take a left turning signposted towards Holme, passing over the motorway bridge and take the second right onto North Road followed by the second left onto Pear Tree Park, proceed for approx 300 yards where number 78 will be on your right.

What3Words ///horseshoe.forge.exact

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 £60.00 (inc. VAT) per individual or £50.00 (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 £150 (incl. vat).



Bedroom One



En-Suite



Garden



Garden

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01524 737727** or request online.

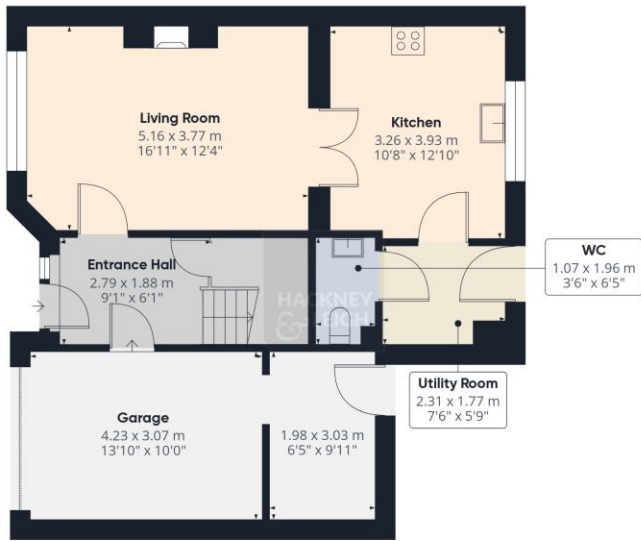


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Hackney & Leigh Ltd Market Street, Carnforth, Lancashire, LA5 9BT | Email: carnforthsales@hackney-leigh.co.uk



Approximate total area^m
112 m²
1206 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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 06/10/2026.