



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

12a Holmefield - Holme





Features

- A peaceful location with open views over the canal and to surrounding countryside
- 2 double bedrooms and a single bedroom, all with fitted storage space
- A bright, open plan kitchen/diner
- A generous living room with dual aspect views and access out to the rear garden
- Offered with no onward chain
- An allocated parking space and shared parking available also with a garage.

Nestled alongside the tranquil canal in the village of Holme, this charming three-bedroom semi-detached home offers a peaceful lifestyle with picturesque views and no onward chain. The property is thoughtfully designed to maximise natural light and countryside vistas, making it an ideal retreat for families, downsizers, or anyone seeking a slower pace of life. The entrance porch provides a practical space for coats and shoes, leading into a spacious kitchen/diner fitted with wood cabinetry, integrated appliances, and ample room for a dishwasher, washing machine, and tall fridge-freezer. A large under-stairs cupboard adds

valuable storage. The living room is a standout feature, with dual aspect windows including a box bay that frames the canal view, and a glazed door opening to the rear garden for seamless indoor-outdoor living. Upstairs, the main bedroom enjoys elevated views and a deep built-in cupboard, while the second double bedroom also benefits from countryside views and fitted shelving. The third bedroom is a bright single with canal views and an open storage alcove. The shower room is modern and fully tiled, featuring a quadrant shower, vanity unit, and heated towel rail. Outside, the front garden is attractively paved with raised beds and

views toward Farleton Knott. A gravel path leads to the rear garden, which is also paved for easy maintenance and offers a peaceful spot to relax by the canal. The property includes a separate garage, an allocated parking space and shared visitor parking, and is offered freehold with gas central heating and Council Tax Band C under Westmorland and Furness Council. This beautifully presented home combines comfort, charm, and convenience in a sought-after location, making it a rare opportunity for those looking to enjoy countryside living with modern amenities.



GROUND FLOOR

Entrance porch - Stepping into the generous entrance porch offering ample space to remove and store coats, shoes and bags. The tiled floor adds practicality, and the boiler is conveniently housed here.

Kitchen/ diner - A welcoming social space designed for cooking and dining, with front-facing views from the kitchen and plenty of natural light. The kitchen is fitted with a good range of wooden base and wall units, complemented by wood-effect work surfaces. Integrated appliances include an oven, gas hob, and extractor hood, with additional space for a dishwasher, washing machine, and tall fridge freezer. A generously sized under-stairs cupboard provides excellent storage. There's ample space to accommodate a dining table for 4-6, enjoying pleasant side-facing views.

Living room - A generous and naturally bright living room enjoying dual aspect views across the canal and surrounding countryside. A feature box bay window beautifully frames the views, while a glazed door opens directly out to the rear garden.



FIRST FLOOR

Bedroom 1 - A spacious double bedroom enjoying dual aspect, elevated views and featuring a deep built-in cupboard for storage.

Bedroom 2 - A double bedroom enjoying dual aspect views of the surrounding area, featuring a built-in cupboard with fitted shelving- ideal for use as a wardrobe.

Bedroom 3 - A bright single bedroom featuring an open alcove for storage and elevated views over the canal.

Shower room - Stylishly appointed with a quadrant shower cubicle and mains-fed shower, complemented by aqua board walls. The shower room includes a WC and a hand basin set within a vanity unit offering additional useful storage space. A heated towel rail adds comfort, and both the floor and walls are fully tiled for a sleek, low-maintenance finish.

Landing - Allowing access to all first-floor rooms, the landing includes a built-in airing cupboard housing the hot water tank with fitted shelving and there is also access to the attic from here.

Externally - The front garden opens out generously and has been thoughtfully paved for low-maintenance enjoyment. Raised beds filled with mature shrubs add year-round colour, with open views stretching towards Farleton Knott and the surrounding countryside. A gravelled path, bordered by hedging, leads around to the rear garden- also paved for ease- with tranquil views across the canal to the fields beyond. A peaceful and private spot to sit back and unwind. There is a separate garage and there are parking spaces on the development available on a first come basis as well as further shared parking available.

Useful Information

House built - 1990 approx.

Tenure - Freehold.

Council tax band - C (Westmorland and Furness Council).

Heating - Gas central heating (boiler installed October 2025).

Drainage - Mains.

What3Words location - ///fatherly.crystal.flattered.



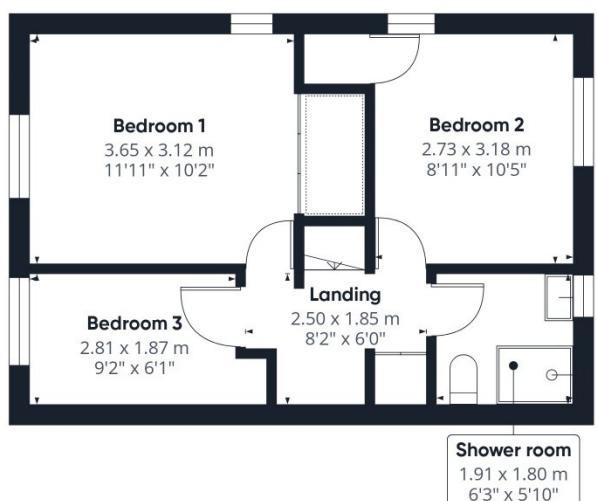
WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services



12a Holmefield - Holme



Ground Floor



Floor 1

Approximate total area⁽¹⁾

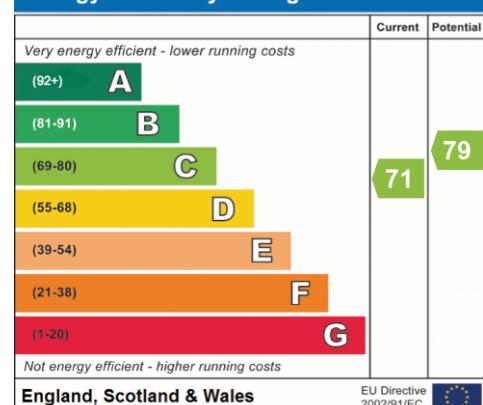
75.1 m²
809 ft²

(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.

GIRAFFE360

Energy Efficiency Rating



Waterhouse Estate Agents

10 Park Road, Milnthorpe
LA7 7AD

Tel: 01524 760048

info@waterhouseestates.co.uk
www.waterhouseestates.co.uk

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Waterhouse Estate Agents for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.



**WATERHOUSE
ESTATE AGENTS**
Local, Professional Property Services