



WATERHOUSE  
ESTATE AGENTS  
Local, Professional Property Services

# 72 Park Road - Milnthorpe





## Features

- Immaculately presented throughout with high quality fixtures and fittings
- A high end kitchen/ diner, perfect for social cooking and dining
- Two living rooms with wood burning stoves
- Two generous double bedrooms both with feature window seats
- Parking for 3 vehicles with a secure and low maintenance garden

A beautifully modernised and sympathetically renovated two-bedroom cottage located in the heart of Milnthorpe. Extended to the rear to create a highly practical utility room and cloakroom, the property showcases high-quality fixtures and fittings throughout, giving the home a refined yet wonderfully cosy character. The ground floor features two inviting living rooms, each centred around a large log-burning stove and offering generous space for family and friends to gather. The standout kitchen/diner is fitted with premium units and integrated appliances, complemented by a

breakfast-bar peninsula and excellent storage. Upstairs, two well-proportioned double bedrooms sit alongside a luxurious four-piece bathroom. Externally, the home benefits from three parking spaces and a secure, low-maintenance garden, making it an ideal choice for modern living with comfort and character at its core. Milnthorpe is a bustling village offering a great selection of local amenities as well as a nursery, primary school and secondary school which are all within five minutes walking distance of the property. The M6 motorway can be reached within 10

minutes and there is a regular bus service that runs 7 days a week from Lancaster up to Keswick in the Lake District. Milnthorpe benefits from having 2 doctors surgeries, 2 dental practices, a Pharmacy, an opticians, a petrol station, a vets and much, much more and plays host to an array of social activities for all ages ranging from baby and toddler groups and youth groups to coffee mornings and sports clubs. There is a supermarket, 2 pubs, several independent shops and a variety of eateries.



## GROUND FLOOR

**Kitchen/ diner** - Grey shaker-style cabinetry is complemented by grey work surfaces to create a seamless, high-end finish with a lovely stone flagged floor. Integrated appliances are thoughtfully arranged and include a waist-height oven, microwave, dishwasher, fridge, freezer and gas hob. The work surface flows into a generous breakfast-bar peninsula with seating for four and additional storage, forming a sociable focal point. Overhead, exposed wooden beams introduce warmth and heritage, while soft mood plinth lighting enhances the atmosphere, giving the kitchen a modern and homely feel.

**Living room** - With external access from the front of the home and internal access via the snug, this is a beautifully appointed room designed for unwinding. Original wooden beams and exposed stone walls give it rich character, while the large wood-burning stove stands proudly on a stone hearth with a matching stone mantel above. The room offers generous space for the whole family to gather and relax, complemented by a feature tall radiator for added warmth and a deep, plush carpet underfoot.

**Snug** - A warm and versatile additional living space, thoughtfully designed with an open connection to the kitchen/ diner and anchored by a large wood-burning stove set on a stone hearth with a matching stone mantel. Two front-facing windows draw in natural light and the beautiful open oak staircase rises invitingly





to the first floor. The stone-flagged floor adds a nod to the home's heritage and leads seamlessly through to the kitchen.

**Utility room** - A practical and well-appointed room, finished with a continuation of the stone-flagged flooring from the kitchen for a cohesive feel. It enjoys plenty of natural light with views out to the rear garden, and offers ample space for a washer and dryer with fitted storage cupboards and work surface space. A built-in cupboard neatly houses the boiler while providing additional storage space, and the wood-panelled walls add warmth and character, giving the room a premium, country-home finish.

**Cloakroom** - A smart and stylish addition to the ground floor, featuring a WC and hand basin set within a sleek vanity unit, framed by elegant wood-panelled walls.

## FIRST FLOOR

**Bedroom 1** - A generous master bedroom with front-facing views, featuring a charming window seat and a large fitted double wardrobe. A wooden ceiling beam adds warmth and character.

**Bedroom 2** - A generous double bedroom filled with natural light from the front-facing window, featuring a charming window seat and a characterful exposed wooden ceiling beam. The room is a bright and inviting space.

**Bathroom** - A luxurious four-piece bathroom suite featuring a bath, a quadrant shower cubicle with a rainfall head and separate hand attachment, a WC, and a large hand basin set within a stylish vanity unit offering excellent storage. Thoughtfully designed alcoves provide tidy, built-in spaces for toiletries, while the heated towel rail and fully tiled walls enhance the bright, airy feel of the room.

## Externally

The rear of the property presents a smart resin driveway with comfortable parking for two vehicles, complemented by an additional parking space to the front of the home. A secure, fenced garden sits alongside, designed for effortless enjoyment with a low-maintenance astro-turf lawn that provides a neat, evergreen finish. The space feels private and sheltered, offering an inviting spot to sit out and relax.

## Useful Information

Tenure - Freehold.

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

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

Drainage - Mains.

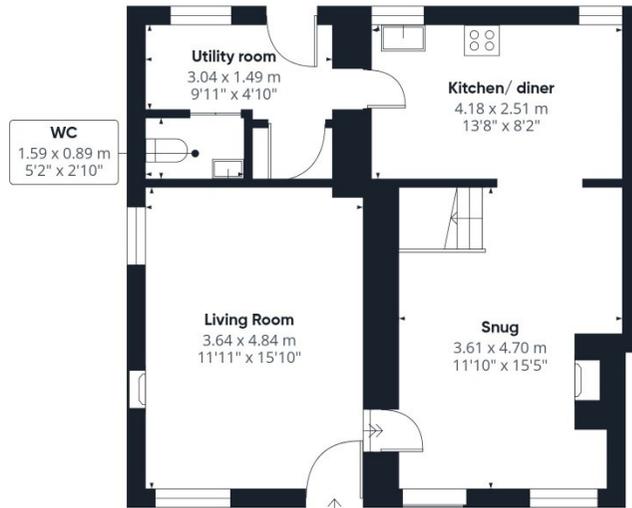
What3Words location - [///superhero.coins.slick](https://superhero.coins.slick).



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



# 72 Park Road - Milnthorpe



Ground Floor



Floor 1



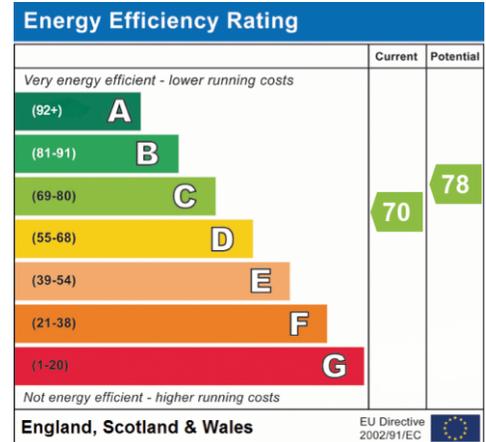
Approximate total area<sup>(1)</sup>

86.9 m<sup>2</sup>  
937 ft<sup>2</sup>

(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



**Waterhouse Estate Agents**

10 Park Road, Milnthorpe  
LA7 7AD

**Tel: 01524 760048**

[info@waterhouseestates.co.uk](mailto:info@waterhouseestates.co.uk)

[www.waterhouseestates.co.uk](http://www.waterhouseestates.co.uk)



**WATERHOUSE  
ESTATE AGENTS**

Local, Professional Property Services

All rooms have been measured with an 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.