



WATERHOUSE  
ESTATE AGENTS  
Local, Professional Property Services

# 25 Church Street - Milnthorpe





## Features

- No onward chain
- 3 bedrooms, two with fitted storage
- A four piece bathroom
- A good sized rear garden with greenhouse and summerhouse
- Three floors of versatile accommodation
- Two resident parking permits for parking to the front of the property available via the local council

A deceptively spacious, stone-built terrace offering three bedrooms, a four-piece bathroom and a variety of reception rooms. Set over three floors, the property also benefits from a good-sized rear garden with a summerhouse, greenhouse and ample seating areas, along with two resident parking permits for the property available via the local council. The home is ready to move into as it stands, yet also offers scope for further improvement if desired. The lower ground floor provides a valuable additional

space—ideal for an office, workshop or hobby room—and is currently accessed externally; however, original access via an understairs cupboard could be reinstated. This is a versatile and generously proportioned home, offered with no onward chain. 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

Entrance porch - A useful area with exposed wooden ceiling beams, ideal for removing shoes before entering the main living spaces.

Living room - A generous dual-aspect room filled with natural light, featuring a wood-burning stove set within the fireplace and complemented by a feature alcove and cupboard beneath. An understairs cupboard provides useful additional storage and previously housed the internal access to the lower ground floor, which could be reinstated if required. The staircase rising to the first floor is also located within this room.

Garden room - A versatile room positioned between the living room and conservatory, ideal for relaxing or informal use, featuring wooden wall panelling and pleasant views over the garden.

Conservatory - Filled with an abundance of natural light, this additional living space enjoys lovely views over the gardens and offers direct access outside.

Kitchen - A good-sized kitchen with rear garden views and access through into the boot room/utility. It offers a generous range of base and wall units, ample work-surface space and integrated appliances including an induction hob, extraction hood and oven, with space for an under-counter fridge and freezer. A heated towel rail is also fitted.



Dining room - Located next to the kitchen, this is an ideal space for formal dining and gatherings, comfortably accommodating a table for six. It features a characterful alcove and enjoys front-facing views.

Boot room/ utility room - A great additional space for utilities, helping to keep the kitchen free of appliances. There is room for a washing machine and dryer, along with housing for the boiler, plus direct access out to the garden. It's an ideal area for removing gardening clothes after a day working outdoors.

#### FIRST FLOOR

Bedroom 1 - A bright and welcoming front-facing double bedroom featuring a generous built-in wardrobe and additional storage. The room enjoys plenty of natural light.

Bedroom 2 - A front-facing double bedroom filled with natural light through the deep silled window.

Bedroom 3 - A rear-facing, well-proportioned single bedroom featuring a built-in wardrobe with additional storage and pleasant views to countryside beyond.

Bathroom - A four-piece bathroom featuring a separate shower cubicle with mains-fed shower, bath, WC and hand basin. Finished with neutral tiled splashbacks, it is a bright and well-presented space.

Landing - With access to the attic, all bedrooms, and a large walk-in storage cupboard fitted with shelving and lighting.

#### LOWER GROUND FLOOR

Workshops/ hobby rooms - Split into two rooms by a central wall, this area offers an excellent workshop or hobby space with good head height, power and lighting. Natural light enters the rooms, and there is access from both the rear and front of the property. One section also features a large wood-burning stove.

WC - With a hand basin and WC, providing a handy additional facility on the lower ground floor.

#### Externally

Stone steps lead invitingly up to the front door. The rear garden is a generous size, featuring a lawn with a raised gravelled area at the back complete with a summer house. There is also a greenhouse and several seating areas, perfect for relaxing and enjoying the surroundings. 2 x resident parking permits are available via the local council.



#### Useful Information

House age - approx. 200 years.

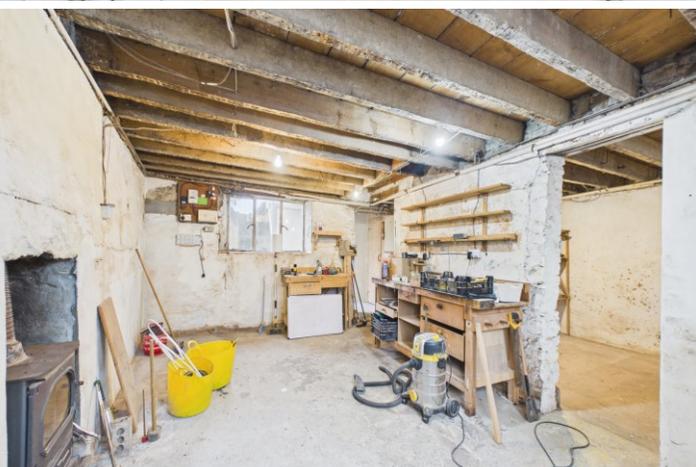
Tenure - Freehold.

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

Heating - Gas central heating.

Drainage - Mains.

What3Words location - ///feared.nurtures.sharp.



WATERHOUSE  
ESTATE AGENTS  
Local, Professional Property Services



# 25 Church Street - Milnthorpe



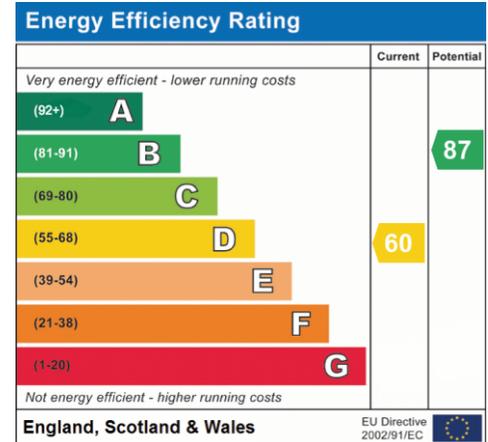
Approximate total area<sup>(1)</sup>  
124.7 m<sup>2</sup>  
1343 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 1.5 m/5 ft

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  
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.