



WATERHOUSE
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Carvetii Cottage - Milnthorpe



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Freehold £280,000



Features

- Immaculate three-bedroom cottage blending character features with modern finishes
- Spacious accommodation
- Modern and bright kitchen with Aga cooker
- Three bedrooms including two doubles plus modern family bathroom.
- Private parking, enclosed front garden and rear storage outbuilding.

Carvetii Cottage is an immaculate and beautifully presented three-bedroom home blending character features with modern finishes. Offering spacious, versatile accommodation, private parking and low-maintenance outdoor space, it is set in the heart of Milnthorpe. The property is entered through the welcoming hallway, which leads into the main living areas, while a useful utility room provides laundry space and additional storage. The galley-style kitchen blends modern fittings with character features and opens into the dining room, creating a sociable space ideal for both everyday living and entertaining. At the heart of the home, the cosy living room offers a warm

and inviting atmosphere, with feature beams, built-in storage and front-facing windows allowing plenty of natural light. A rear vestibule provides outside access. To the first floor, a split-level landing gives access to three bedrooms and the bathroom. Two bedrooms are comfortable doubles with built-in storage, while the third is ideal as a single bedroom, nursery or home office. The modern bathroom is fitted with a bath with shower over, WC and wash basin. Externally, the property benefits from private off-road parking, an enclosed front garden and a useful rear outbuilding for storage. 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

Hallway - The entrance hallway accessed from the front of the property, providing a practical and welcoming space ideal for removing shoes and hanging coats. This area offers direct access to the utility room and leads through into the main living areas of the home.

Utility room - A practical and versatile utility room, equipped with plumbing for a washing machine and venting for a tumble dryer. The space flows well, with a hanging rail and shelving that provide convenient storage and an efficient area for laundry tasks.

Kitchen - A well-proportioned, modern galley-style kitchen with tiled flooring, featuring a striking cream gas Aga cooker, a ceramic hob, a single oven, and an extractor above. There is also space for a large fridge freezer. Characterful exposed brick walls and beams add charm, complemented by contemporary units with country-style wood-effect worktops and a splashback behind the hob. The kitchen is open to the dining room, creating a sociable and flowing layout.

Dining room - A bright and inviting dining room with an open flow into the kitchen, making it ideal for entertaining guests and everyday meals. The space comfortably accommodates a table for four to six people and overlooks the front of the property. An exposed stone wall adds a charming feature and a sense of character to the room.





Living room - A cosy living room located at the heart of the home, providing a warm and inviting central space. It offers access to the stairs with useful understairs storage and is enhanced by charming alcoves that add character. A brick feature fireplace with an electric stove sits as the focal point of the room, complemented by a built-in bookshelf. Two front-facing windows allow plenty of natural light, highlighting the exposed beams and creating a bright yet homely atmosphere.

Vestibule - A rear vestibule located at the back of the property, providing access to the outside via a rear door. It also houses the boiler and offers potential for a variety of uses.

FIRST FLOOR

Bedroom 1 - Bedroom One is a bright and generously proportioned double bedroom, benefitting from an abundance of built-in storage. A lovely picture window allows natural light to fill the room, creating a light and airy feel.

Bedroom 2 - Another good-sized double room, well-proportioned and benefitting from built-in storage. Conveniently located adjacent to the bathroom, it offers a practical and comfortable layout.

Bedroom 3 - Bedroom Three is a versatile room that would work well as a single bedroom or nursery or as it currently is - an office/study area. It also benefits from access to the loft.

Bathroom - A modern three-piece bathroom comprising a bathtub with a mains-fed shower over, WC, and wash basin. A frosted glass window provides natural light while maintaining privacy. The space is complemented by an airing cupboard offering useful storage and attractive panelling that enhances the contemporary feel while remaining easy to maintain.

Landing - A good-sized split-level landing, providing a sense of space and connecting access to all the first floor rooms.

Externally

The property benefits from a low-maintenance frontage with a private forecourt providing off-road parking. This area offers convenient space for vehicle parking directly in front of the property. To the front, there is an enclosed garden area bordered by fencing and stone walling, perfect for potted plants with established shrubs, creating a pleasant outdoor space with added privacy and kerb appeal. There is also access around the rear of the property leading to an outbuilding, ideal for useful external storage.

Outbuilding - Located to the rear of the property is a useful outbuilding, offering excellent additional storage space and ideal for housing garden equipment and tools.

Useful Information

Tenure - Freehold.

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

Heating - Gas central heating (new boiler 2022).

Drainage - Mains.

Water - Mains.

What3Words location - [///driveways.populate.copying](https://www.what3words.com/#!/driveways.populate.copying).



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Carvelá Collage

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Approximate total area⁽¹⁾

87.4 m²
943 ft²

Reduced headroom

0.6 m²
6 ft²

(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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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