



Carr Bank

£550,000

Hill Top, Keasdale Road, Carr Bank, Milnthorpe, Cumbria, LA7 7LH

Hill Top is one of those properties whose true appeal is only fully appreciated from within. From the front, it gives little indication of the generous accommodation and wonderful views beyond.

The well-proportioned accommodation is arranged over two floors and includes a spacious through living room, a kitchen/dining room, a conservatory, two bedrooms and two bathrooms. To the rear, the delightful garden provides an attractive outdoor space, while the balcony offers the ideal spot to sit and enjoy the far-reaching views.

Quick Overview

- Two Bedroom Detached Bungalow
- Two Bathrooms and Two Reception Rooms
- Garage and Driveway Parking
- Elevated Position with Far Reaching Views
- Conservatory and Balcony
- Landscaped Rear Garden
- Desirable Peaceful Location
- Walks From Your Doorstep
- Local Amenities And Transportation Links Nearby
- Ultrafast Broadband Available*



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Ultrafast*
Broadband



Garage &
Driveway

Property Reference: AR2697



Entrance Hallway



Kitchen



Living Room



Conservatory

Enter Hill Top via a welcoming entrance porch, which opens into a spacious entrance hall, creating an inviting first impression. The hall benefits from built-in shelving, ideal for displaying books or decorative items, together with a useful understairs storage cupboard providing practical everyday storage.

Double stained-glass doors lead through to the heart of the home – a generously proportioned kitchen/diner, thoughtfully designed for both family living and entertaining. The kitchen is fitted with a range of wall and base units with complementary work surfaces, incorporating a one-and-a-half bowl stainless steel sink and drainer. Integrated appliances include a Neff eye-level electric oven with a separate grill, while an electric hob with extractor hood sits above. There is space and plumbing for an American-style fridge freezer, as well as a useful pantry cupboard offering additional storage. The dining area comfortably accommodates a family dining table, making it an ideal space for everyday meals and social occasions alike.

Glazed double doors open into the delightful conservatory, a light-filled addition to the property featuring fitted blinds and skylights that flood the room with natural light throughout the day. Patio doors lead directly onto an elevated balcony, providing a wonderful spot to sit and enjoy the surrounding outlook. A gate from the balcony leads down into the beautifully established rear garden.

The balcony also provides access via double doors into the spacious living/dining room. The living area enjoys a warm and welcoming atmosphere, centred around an attractive gas fire with a stone surround, creating an appealing focal point. Open plan to the dining area, this versatile room offers ample space for both comfortable seating and a large dining table, making it ideal for entertaining family and friends.

Bedroom Two is located on the ground floor and is a double bedroom, benefiting from fitted wardrobes providing excellent storage.

Completing the ground floor accommodation is a well-appointed shower room, fitted with a shower enclosure, hand wash basin set within a vanity unit with storage beneath, a WC with built-in storage units, and a heated ladder-style towel radiator.

The first floor opens onto a spacious landing, currently utilised as a study area, creating an ideal work-from-home space. The landing also benefits from useful eaves storage and a sliding door leading into a dedicated dressing area.



Conservatory



Balcony



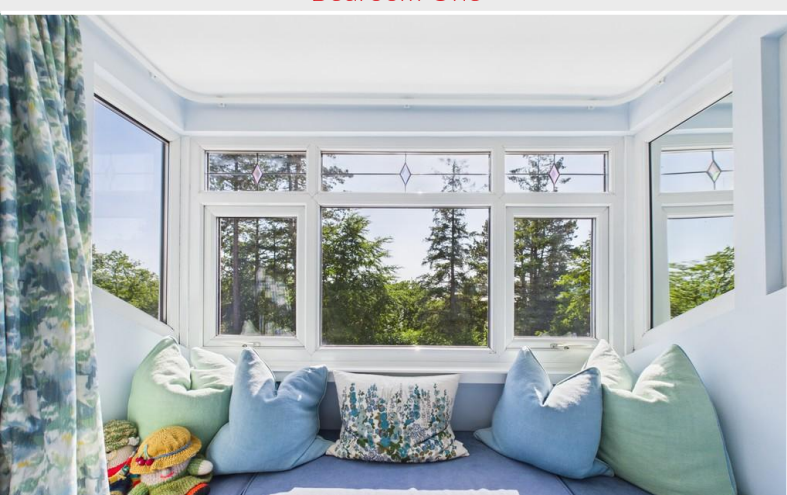
Living Room / Dining Room



Landing / Study Area



Bedroom One



Bedroom One Window Seating

The principal bedroom is an impressive double room featuring extensive built-in furniture, Velux windows to either side allowing plenty of natural light, and an attractive window seat perfectly positioned to take in the far-reaching views across the estuary and towards the fells beyond. This peaceful room provides a wonderful retreat at the end of the day.

Serving the first floor is a second shower room, fitted with a shower enclosure, WC, and hand wash basin set within a vanity storage unit.

Externally, the property continues to impress. To the front, a generous driveway provides ample off-road parking for several vehicles and leads to the attached garage. Gated side access leads to the rear garden, which has been lovingly landscaped to create a tranquil, natural setting. Meandering pathways weave through established flower beds, mature hedgerows, trees and shrubs, whilst a lawn and patio seating area provide excellent spaces for both relaxation and outdoor entertaining. Depending on the season, the garden enjoys delightful, far-reaching views across the estuary and towards the picturesque fells beyond, creating a truly special backdrop to this charming home.

Accommodation (with approximate dimensions)

Living Room 25' 8" x 12' 2" (7.82m x 3.71m)

Kitchen 14' 10" x 12' 10" (4.52m x 3.91m)

Conservatory 14' 1" x 12' 2" (4.29m x 3.71m)

Bedroom Two 10' 4" x 10' 0" (3.15m x 3.05m)

Ground Floor Shower Room

Office 13' 0" x 11' 11" (3.96m x 3.63m)

Bedroom One 19' 1" x 13' 11" (5.82m x 4.24m)

First Floor Shower Room

Walk in Wardrobe 10' 2" x 5' 1" (3.1m x 1.55m)

Garage 19' 7" x 9' 8" (5.97m x 2.95m)

Property Information

Tenure Freehold (Vacant possession upon completion).

Council Tax Band E Westmorland and 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.



Hill Top Rear Elevation



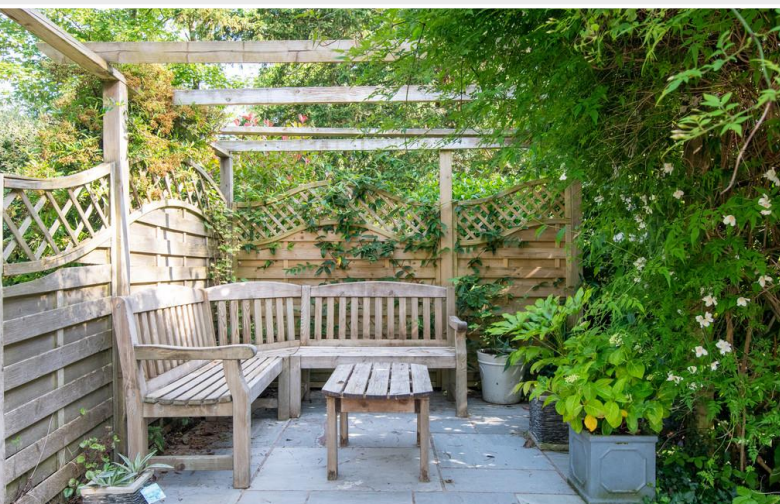
Rear Garden



Hill Top Aerial



Aerial View



Patio Seating Area

Directions From the Hackney and Leigh Arnside office travel towards Minthorpe going under the railway bridge. Turn into Carr Bank Road past Carr Bank Nursery, follow the road round to the right and take the first turning on the left up Keasdale Road. Having gone round the tight bend to your left the property can be found at the top of the hill on the left hand side.

What3Words ///talker.majors.began

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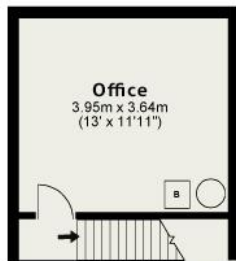


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First Floor



Basement



Ground Floor

Total area: approx. 169.2 sq. metres (1820.8 sq. feet)

For illustrative purposes only. Not to scale. REF: AR2331

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