



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

7 St Anthony's Close – Milnthorpe





Features

- Three double bedrooms with further scope to convert the attic (with relevant permissions)
- Spacious living accommodation
- Impressive elevated panoramic views over Milnthorpe and beyond
- Driveway for one vehicle
- A beautifully maintained rear garden full of colour and interest
- Located in a sought after residential location close to local amenities and transport links

A lovely three-bedroom home situated in a sought-after area of Milnthorpe, enjoying stunning elevated views across the village, to the surrounding countryside and on to the estuary. The property has been thoughtfully adapted to create a conversion of the original garage into a double bedroom with a useful additional space above. The layout has been designed to make the most of its enviable position and the wonderful panoramic outlook. The ground floor accommodation comprises an entrance porch, a spacious kitchen/diner with a good range of storage units and a dedicated dining area that

opens onto a balcony, providing the perfect spot to enjoy views over the garden. There are two double bedrooms on this level, including the converted garage bedroom and a further double bedroom benefitting from an en-suite cloakroom. Also on this floor are a dedicated utility room and a delightful sun room overlooking the garden. To the first floor, the generous living room is undoubtedly a standout feature, boasting breathtaking panoramic views stretching across Milnthorpe, the surrounding countryside and beyond. A further double bedroom is located on this level, along with the

well-appointed four-piece family bathroom. Externally, the property enjoys attractive and well-maintained gardens. The rear garden is particularly appealing, featuring a lawn bordered by mature plants, shrubs and trees, alongside a charming wildlife pond that attracts visiting birds and wildlife. A patio area close to the house provides an ideal space for outdoor dining and relaxation, while a useful garden shed offers additional storage. Overall, this is a wonderful home in a highly desirable location, offering versatile accommodation, beautiful gardens and exceptional views.



GROUND FLOOR

Entrance Porch - A welcoming entrance to the home, filled with natural light and featuring a tiled floor and a vaulted ceiling to enhance the sense of space. Perfect for removing shoes and coats before stepping into the main living accommodation.

Hallway - An internal hallway connecting the entrance porch to the main living areas, creating a natural flow through the home. With doors leading off to both sides, it provides a practical separation between the entrance and the main accommodation while maintaining a bright and welcoming feel.

Bedroom One - A front-facing ground floor double bedroom enjoying views over the front garden, offering a bright and comfortable space with plenty of room for bedroom furniture.

En-suite Cloakroom - Located off Bedroom One, this useful addition makes excellent use of the space beneath the stairs and comprises a WC and wash hand basin with a tiled floor. A practical and convenient feature, particularly for guests and everyday use.

Kitchen/Diner - A couple of steps lead down from the hallway into the open plan kitchen and dining room. The dining area comfortably accommodates a table for four and is subtly zoned from the kitchen by its carpeted flooring, creating a practical and sociable space. The kitchen is fitted with attractive wooden cabinetry and benefits from an integrated oven, electric hob with extractor hood over, and space for both a dishwasher and washing machine. Characterful exposed wooden ceiling beams add warmth and charm to the room. From the dining area, a door opens onto a balcony, providing a delightful spot to sit and enjoy the surrounding views or dine al fresco during the warmer months.



Bedroom Two - Converted from the original garage, this spacious double bedroom enjoys pleasant front-facing views and benefits from a range of built-in shallow storage cupboards, providing practical storage without compromising on floor space. Making excellent use of the available space, wooden stairs lead up to a useful mezzanine-style area featuring a Velux window that allows plenty of natural light to flood in, along with additional fitted storage. This versatile space would be ideal as a playroom or as valuable additional storage.

Utility Room - A dedicated utility room providing space for a washing machine, tumble dryer and fridge freezer, offering practical separation from the main living areas. A window allows plenty of natural light to enter, while the vaulted ceiling enhances the sense of space. Finished with a tiled floor, this is a functional room ideally suited to everyday household needs.

Sun Room - Located a few steps down from the main ground floor accommodation, this delightful sun room provides a peaceful space to relax and enjoy open views over the garden. The vaulted ceiling enhances the sense of light and space, creating an inviting atmosphere throughout. Finished with a wooden floor, the room also benefits from a door leading directly out to the garden, seamlessly connecting indoor and outdoor living.

FIRST FLOOR

Living Room - The views from this generous living room are truly outstanding. Enjoy panoramic vistas stretching from Farleton Knott across Milnthorpe and onwards to the estuary. Flooded with natural light, the room provides a bright and inviting space in which to relax, while a feature gas fireplace with a substantial oak mantel adds warmth and character, creating an attractive focal point.

Bedroom Three - Currently arranged as a twin bedroom, this spacious room is large enough to accommodate a double bed and benefits from a deep built-in storage cupboard. An attic access hatch is also located here, and there is potential to install a staircase up to the attic, creating additional usable accommodation, subject to the necessary consents and approvals being obtained.

Bathroom - Cleverly designed, this light and airy bathroom features a four-piece suite comprising a bath, a quadrant shower cubicle with mains-fed shower, WC, and hand basin. A heated towel rail adds both comfort and practicality, while attractive tiled décor and an abundance of natural light enhance the bright and welcoming feel of the room.

Landing - An L-shaped landing provides access to all first-floor rooms with a useful built-in cupboard housing the boiler, offering practical storage.

Externally

To the front of the property, a driveway provides off-road parking for one vehicle and leads to the front door. A low-maintenance front garden features a secure patio area with decorative rockeries, creating an attractive space ideal for pots and containers. The rear garden has been lovingly maintained and beautifully cared for, offering a paved patio directly outside the house, perfect for outdoor dining, entertaining, or simply relaxing and enjoying the surroundings. The remainder of the garden is laid to lawn and bordered by well-stocked flower beds, providing colour and interest throughout the seasons, while a wildlife pond creates an attractive focal point and encourages visiting birds and wildlife. A useful garden shed at the far end offers additional storage, and the overall garden provides a delightful setting for spending time with family and friends.

Useful Information

House built - 1988.

Tenure - Freehold.

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

Heating - Gas central heating.

Drainage - Mains.

Water - Metered.

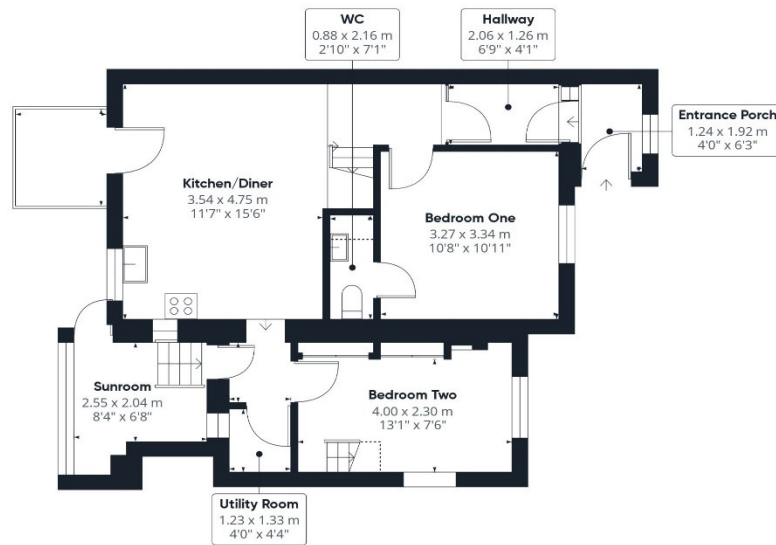
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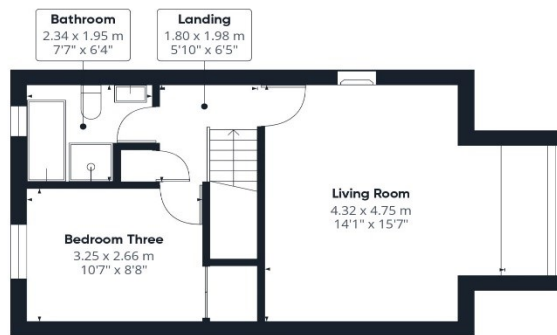
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Ground Floor



Floor 1



Floor 2



Approximate total area^m

103.4 m²
1110 ft²

Balconies and terraces

3.4 m²
37 ft²

Reduced headroom

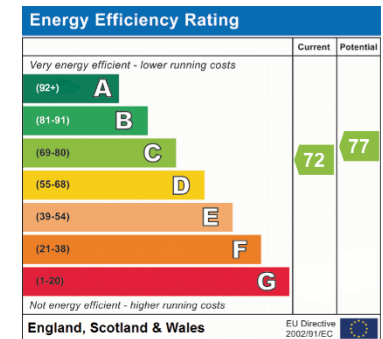
5.4 m²
58 ft²

(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



Waterhouse Estate Agents

10 Park Road, Milnthorpe
LA7 7AD

Tel: 01524 760048

info@waterhouseestates.co.uk

www.waterhouseestates.co.uk



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