



WATERHOUSE
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Local, Professional Property Services

Kelsall Mount - Ackenthwaite



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Freehold £265,000



Features

- Excellent opportunity to modernise and create a fantastic family home, with countryside views from the rear bedroom
- Spacious three-bedroom semi-detached home in the popular hamlet of Ackenthwaite
- Generous open-plan living and dining room with feature gas fireplace
- Modern fitted kitchen with integrated appliances, pantry and adjoining utility room
- Two generous double bedrooms, versatile third bedroom and recently completed family bathroom

Kelsall Mount offers a fantastic opportunity to acquire a spacious three-bedroom semi-detached home in Ackenthwaite, with attractive gardens, detached garage and parking, plus excellent potential to modernise and create a family home. The property comprises an entrance porch and welcoming hallway, leading into a spacious open-plan living/dining room with windows to the front and rear and a feature gas fireplace. The fitted kitchen is positioned to the rear and benefits from a range of modern units, integrated oven, induction hob, useful pantry cupboard and access to the rear hallway and utility room. To the first floor are two generous double bedrooms, with the rear

bedroom enjoying lovely countryside views, a versatile third bedroom and a recently completed modern family bathroom with separate bath and walk-in shower. Externally, the property is approached via a paved and gravelled front garden with established planting and driveway parking. The private rear garden is mainly laid to lawn and offers excellent scope for landscaping. A detached garage provides useful storage and space for a small vehicle, with power, an up-and-over door and separate rear pedestrian access. There is also a separate parking space across the road. Milnthorpe is a large 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 - Double doors at the front of the property open into a welcoming entrance porch, providing a useful enclosed space before entering the main accommodation.

Hallway - A welcoming entrance hallway, accessed via the front porch, with stairs rising to the first floor and a useful understairs storage cupboard. Doors lead through to the spacious living/dining room and kitchen.

Living/ Dining Room - A spacious and versatile open-plan living/dining room, offering a wonderful setting for both relaxing and entertaining. Windows to the front and rear allow plenty of natural light into the room, while a feature gas fireplace provides an attractive focal point. There is ample space for comfortable seating and dining furniture, making this a sociable and inviting heart of the home.

Kitchen - Located to the rear of the property, the kitchen is fitted with a range of contemporary wall and base units, complemented by dark work surfaces and a tiled splashback. There is an integrated electric oven with an induction hob above, together with a stainless-steel sink positioned beneath a window, allowing plenty of natural light into the room. There is also space for a microwave within the fitted units. A useful walk-in pantry cupboard provides additional storage, with the kitchen also offering access through to the rear of the property. The room is finished with practical wood-effect flooring and under-unit lighting.



Rear Hallway - A useful rear hallway, accessed directly from the garden, providing a practical entrance to the home. The space offers room for a freestanding fridge freezer and gives access to both the utility room and kitchen.

Utility Room - A practical and well-equipped utility room with plumbing and space for both a washing machine and tumble dryer, along with a Belfast sink. The boiler is located here, with a glazed window providing natural light and a door leading directly outside to the rear garden, offering a convenient and useful additional entrance.

FIRST FLOOR

Bedroom One - A generously proportioned double bedroom situated to the rear of the property, enjoying lovely views towards the surrounding countryside. The room offers excellent space for bedroom furniture and benefits from its convenient position adjacent to the family bathroom.

Bedroom Two - A bright and generously sized double bedroom positioned at the front of the property. Offering ample space for a double bed and additional bedroom furniture, this is a comfortable and well-proportioned room.

Bedroom Three - Bedroom Three is a versatile room that would work well as a single bedroom, nursery, home office or study space, making it ideal for a variety of needs.

Bathroom - A beautifully presented and recently completed modern bathroom, finished with attractive neutral tiling throughout. The generous space features a walk-in mains-fed shower, separate bath, wash basin with useful storage beneath, and WC. Further benefits include a large heated towel rail and an illuminated LED mirror, creating a stylish and contemporary space.

Externally - The property is approached via a paved and gravelled front garden, enclosed by established planting and mature shrubs. A pathway leads to the entrance, with a driveway providing access along the side of the property. To the rear is a private garden, mainly laid to lawn and enclosed by fencing and established planting. There is also a useful detached garage, providing storage and space for a small vehicle in front. In addition, the property benefits from a separate parking space located across the road.

Garage - A detached garage is located to the rear of the property, benefitting from an up-and-over garage door, power and useful storage space. There is also a separate pedestrian door to the rear, providing convenient direct access from the property. The garage offers useful flexibility for storage, workshop use or parking a small vehicle.



Useful Information

House built - 1940's.

Tenure - Freehold.

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

Heating - Gas.

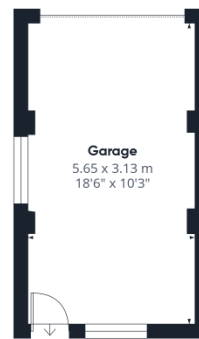
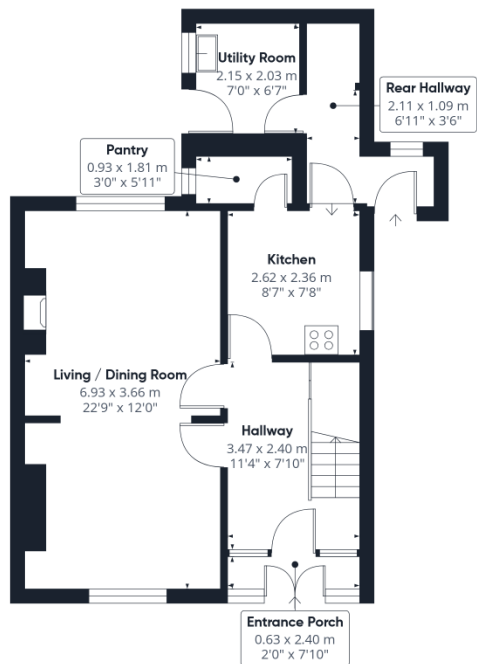
Drainage - Mains.

What3Words location - [///clinked.fluctuate.fantastic.](#)





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Approximate total area⁽¹⁾

107.1 m²
1154 ft²

(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

www.waterhouseestates.co.uk



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