



£295,000

3 Ackenthwaite Court, Milnthorpe, Cumbria, LA7 7DJ

A lovely three-bedroom semi-detached property offering stunning countryside views and a wonderful sense of space throughout. This bright and welcoming home is thoughtfully arranged over three floors, providing versatile accommodation ideal for modern family living.

Quick Overview

- Three Double Bedrooms
- Open Plan Kitchen/Diner
- Rooftop Terrace
- Primary Bedroom with Ensuite
- Stunning Countryside Views
- Driveway/Garage
- Close To Local Amenities
- Ultrafast* Broadband Available



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Ultrafast
Broadband*



Off Road Parking

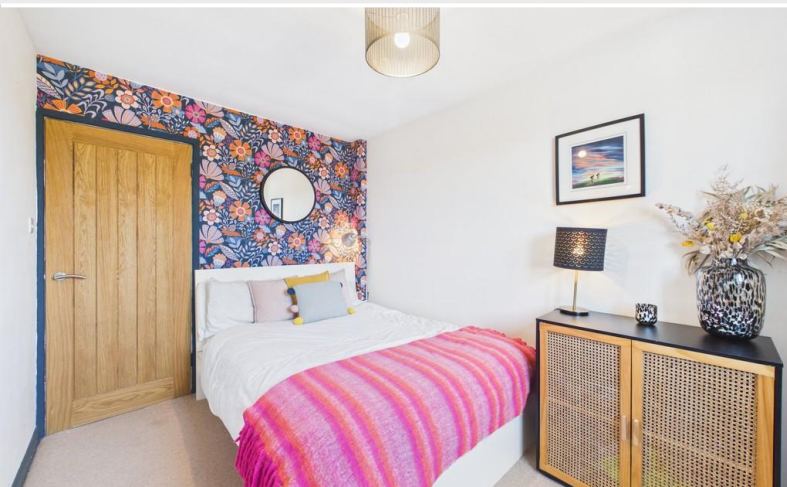
Property Reference: AR2707



Hallway



Bedroom Three



Bedroom Two



Kitchen

Upon entering 3 Ackenthwaite Court, you are welcomed into the hallway. To the right, you have access to the garage, which provides excellent additional storage and could also be utilized as a utility space. To the left, you have the stairs leading to the first floor.

At the end of the hallway, to the left, a side door provides access to the rear garden. To the right, you will find two well-proportioned double bedrooms, offering comfortable and versatile accommodation.

Heading up to the first floor, to the left, you will find the impressive open-plan kitchen, dining and living area. The kitchen is fitted with a mixture of base and wall units, complemented by work surfaces over, creating a practical and sociable space.

From the kitchen, through the door to the right, you have access to the private rooftop terrace. This fantastic outdoor space offers room for an outdoor suite and provides the perfect setting for relaxing or entertaining while enjoying the surrounding views.

Back through the kitchen, you will enter the spacious living area, which benefits from wonderful countryside views and plenty of natural light.

Back towards the hallway, you will find the stairs leading to the second floor.

The stairs lead you to a bright and spacious double bedroom. This impressive bedroom benefits from an ensuite and a useful walk-in storage space, creating a comfortable and private retreat.

At the rear of the property, you will find a secure and well-maintained garden featuring a patio area and flower beds. This lovely outdoor space provides the perfect setting for relaxing, entertaining or simply enjoying the surrounding nature and countryside views.

Accommodation (with approximate dimensions)

Bedroom Three 11' 7" x 7' 10" (3.53m x 2.39m)

Bedroom Two 12' 8" x 9' 5" (3.86m x 2.87m)

Garage 17' 5" x 8' 3" (5.31m x 2.51m)

Kitchen 10' 7" x 10' 3" (3.23m x 3.12m)

Rooftop Terrace 11' 1" x 8' 3" (3.38m x 2.51m)

Living/Dining Area 18' 0" x 17' 8" (5.49m x 5.38m)

Bedroom One 14' 5" x 11' 11" (4.39m x 3.63m)

Property Information

Tenure Freehold (Vacant possession upon completion).

Council Tax Band C 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.

Directions From the Hackney and Leigh Arnside office, proceed to the traffic lights at Milnthorpe and go straight across. Continue along the road to the roundabout, then go straight over the roundabout. Take the first left, followed by a right turn, and then turn left again. The property is situated on the left-hand side.

What3Words ///originals.loses.boards

Viewings Strictly by appointment with Hackney & Leigh.

Anti Money Laundering Regulations (AML) Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60.00 (inc. VAT) per individual or £50.00 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (incl. vat).



Rooftop Terrace



Dining/Living Area

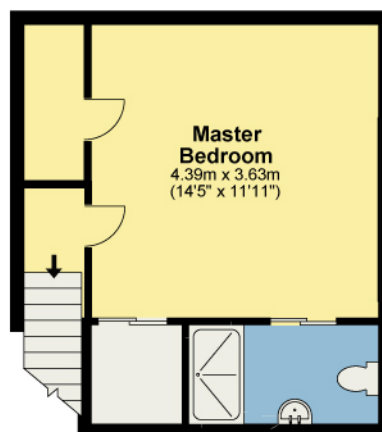


Living Area

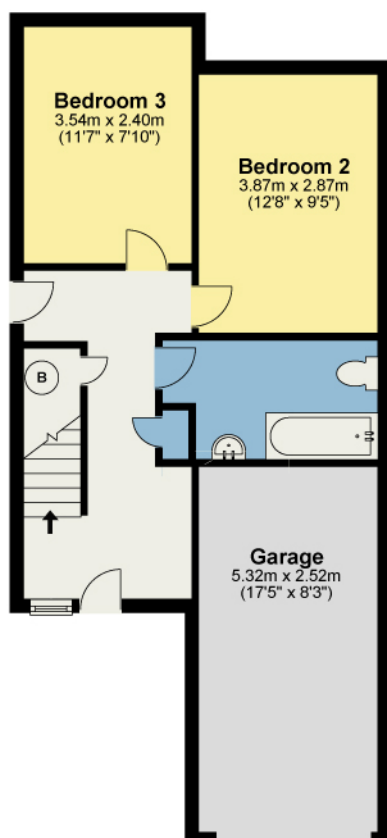


Bedroom One

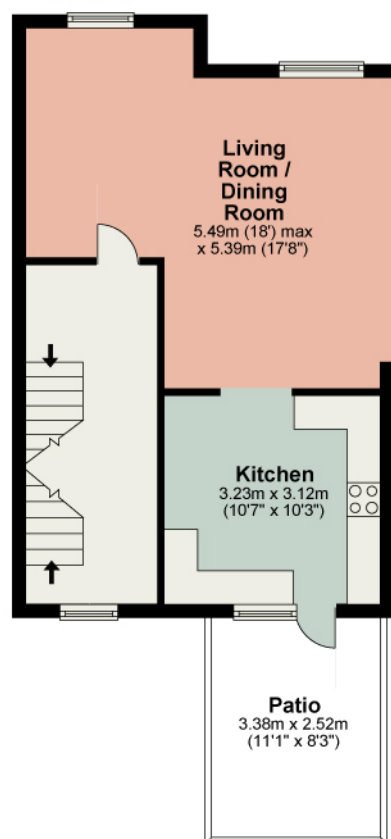
Second Floor



Ground Floor



First Floor



Total area: approx. 121.3 sq. metres (1305.5 sq. feet)

For illustrative purposes only. Not to scale. REF: AR2363

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