



WATERHOUSE
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Local, Professional Property Services

33 Owlet Ash Fields - Ackenthwaite





Features

- 3 bedrooms, one with fitted storage and one with a shower cubicle
- Recently upgraded with a new fire and new floorings
- Generously proportioned rooms throughout
- Low maintenance gardens to enjoy
- Detached garage and additional versatile outbuilding

A well-proportioned three-bedroom terraced home in Ackenthwaite, offering bright, comfortable living spaces and a practical layout throughout. The ground floor features a welcoming kitchen/diner ideal for everyday family life, a dual-aspect living room with a newly fitted electric fire and carpet, a generous utility room, and a handy WC. Upstairs, you'll find three good-sized bedrooms—one with built-in storage and another with its own shower cubicle—alongside a light, modern bathroom and a landing with extensive fitted cupboards. Outside, the property includes a driveway for one vehicle, a detached garage, and an additional rear outbuilding

that provides excellent flexibility for storage, hobbies, or workspace. The gardens are designed for low maintenance and offer a pleasant spot to sit out and enjoy the surroundings. The home is offered chain-free and is subject to a local occupancy clause - please see the 'Useful information' section for more details. Ackenthwaite is a charming hamlet located just outside Milnthorpe, nestled in the rolling countryside with origins dating back to medieval times. 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 hallway - A bright and inviting entrance, filled with natural light and featuring a handy cupboard ideal for neatly storing coats and shoes.

Living room - A bright dual-aspect living space with generous front and rear views through large picture windows, creating a naturally light and airy feel. The newly installed feature electric fireplace adds a stylish focal point, the carpet is newly fitted and the room offers plenty of space for the whole family to relax and spend time together.

Kitchen/ diner - Cream shaker base and wall units provide a generous amount of storage, and the peninsula creates a natural divide between the kitchen and the dining area while offering further storage. There is space for a freestanding cooker and dishwasher, along with an integrated extractor hood. The rear-facing window brings in views of the garden, making this a bright and welcoming room. Engineered oak flooring runs throughout and into the dining area which enjoys a front-facing outlook through the large picture window and comfortably accommodates a dining table for formal meals or relaxed social gatherings.

Utility room - Located just off the kitchen, this practical and good sized utility space offers additional storage units, ample worktop area, and room for a fridge-freezer, all set against the continuation of the engineered oak flooring from the kitchen/ diner. A rear door provides direct access to the garden, and there is dedicated space and plumbing for a washing machine, making it an ideal spot for everyday household tasks.



WC - A useful ground-floor cloakroom fitted with a WC and hand basin, complemented by a window that brings in natural light.

FIRST FLOOR

Bedroom 1 - A spacious and naturally bright double bedroom featuring a large front-facing window that brings in plenty of light.

Bedroom 2 - A well-proportioned double bedroom with elevated front-facing views and a deep built-in storage cupboard, offering plenty of practical space.

Bedroom 3 - A rear-facing double bedroom that enjoys a pleasant outlook and includes a corner shower with a mains-fed unit for added convenience.



Bathroom - Bright and filled with natural light, this bathroom features a bath with an overhead mains-fed shower, a WC, and a hand basin. Tiled splashbacks with blue accents add a touch of colour, and a heated towel rail completes the space.

Landing - A landing that serves all first-floor rooms, with access to the attic and a full wall of fitted, floor-to-ceiling storage cupboards that also house the boiler.

Externally

The front of the home features a low-maintenance gravelled garden with a paved path leading invitingly to the front door. To the rear, a patio area sits directly outside the house, opening onto a lawned area that softens the space. Raised borders offer scope for planting and seasonal colour, all enclosed by secure fencing and there is a handy outside water tap. The detached garage provides space for parking or storage and beyond the rear boundary, a gravelled parking area provides comfortable space for one vehicle, framed by mature trees.

Garage - With an up-and-over front door and a separate side entrance, this detached garage sits alongside the driveway and benefits from power and lighting. To the rear is an excellent additional space, also with power and a window facing the house, making it ideal for use as a home office, workshop, or hobby room.



Useful Information

Tenure - Freehold.

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

Heating - Gas central heating (installed 2022).

Drainage - Mains.

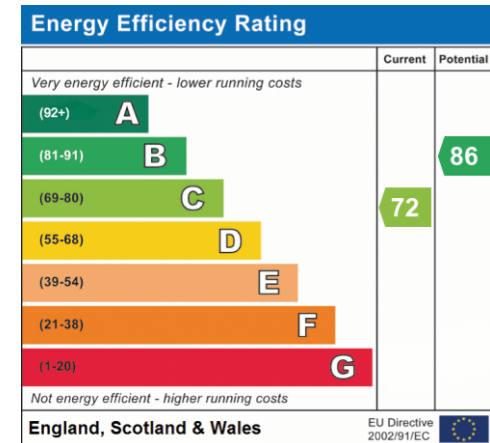
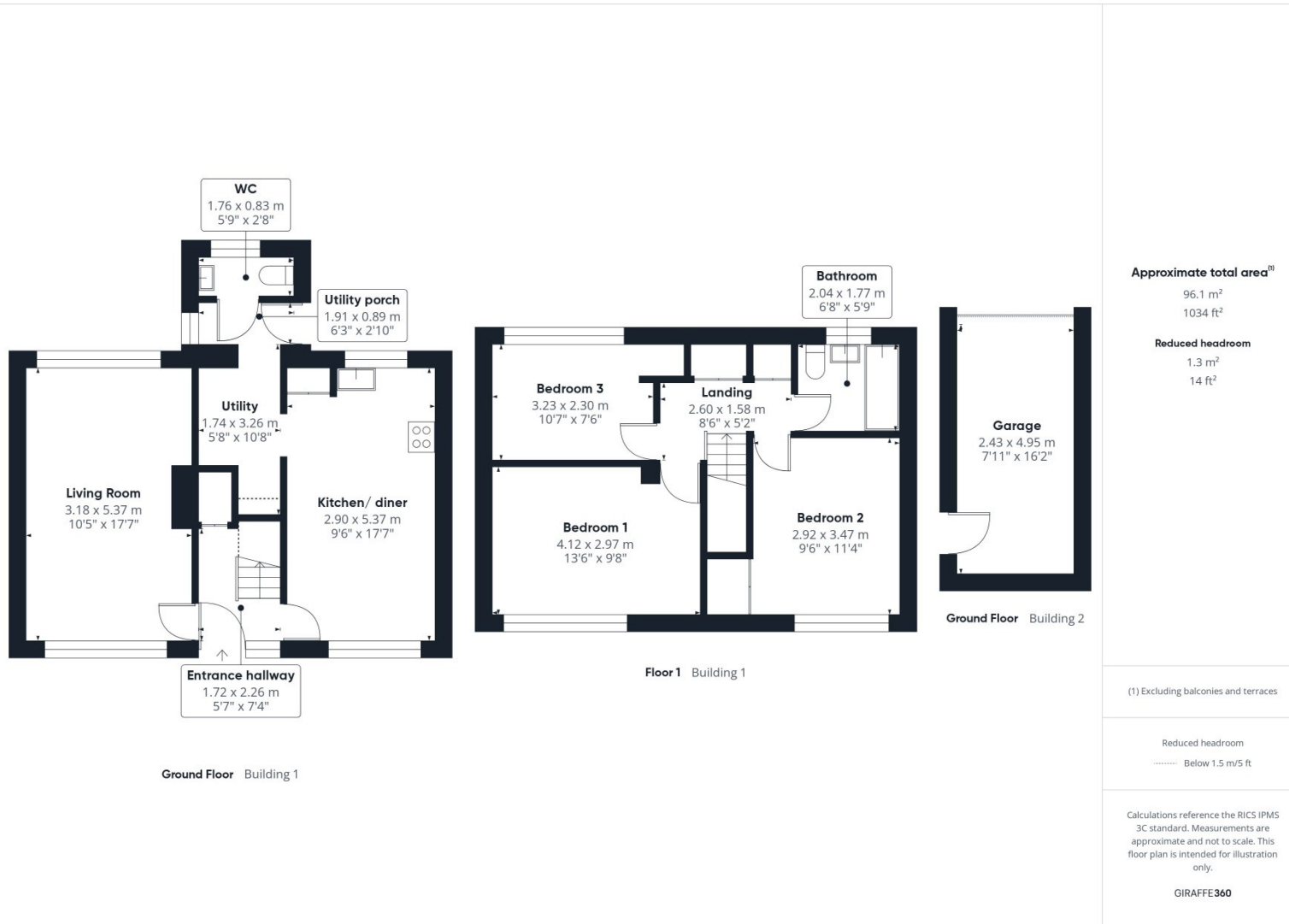
New electric fuseboard installed 2 years ago.

What3Words location - ///debit.pointer.crank.

The property at 33 Owlet Ash Fields, LA7 7DA is subject to Section 157 of the Housing Act 1985, meaning it is an ex-council home and cannot be used as a second home or holiday let. At least one purchaser must provide evidence of living or working in Cumbria for the three years prior to purchase.



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