



WATERHOUSE
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Local, Professional Property Services

16a Harmony Hill - Milnthorpe



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Freehold £280,000



Features

- Offered With No Onward Chain
- Charming three-bedroom cottage in the popular village of Milnthorpe
- Bright, well-equipped kitchen with ample units and space for appliances
- Spacious open-plan living/dining area
- Ground floor shower room and first floor bathroom
- Sunny rear courtyard with space for outdoor seating

Situated in the popular village of Milnthorpe, this charming three-bedroom cottage is offered with no onward chain and provides well-proportioned accommodation along with a delightful rear courtyard. The ground floor begins with a practical tiled entrance porch, ideal for coats and shoes, leading into a light and airy hallway with useful under-stairs storage. To the rear, the open-plan living and dining area offers a versatile space, featuring a characterful stove with timber lintel and direct access to the courtyard. The kitchen, positioned to the front, is bright and well-equipped with white units, contrasting work surfaces, matching tiling, and space for appliances. A ground floor shower room is fitted

with a shower cubicle, basin, WC, heated towel rail, and includes a frosted window and housing for the boiler. Upstairs, the property offers two spacious double bedrooms to the rear, both enjoying a pleasant outlook and benefiting from built-in storage. A third bedroom to the front provides a well-sized single room, ideal as a guest room or home office. The bathroom is fitted with a bath, basin, and WC, complemented by a large window and half-height tiling. The landing offers additional space, suitable for a study area, and provides access to the loft. Externally, the rear courtyard enjoys a sunny aspect and provides space for outdoor seating, along with room for pots and planters. Gated access leads to the rear lane.

Milnthorpe is a bustling 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 - A tiled entrance porch at the front of the home provides a practical area for removing shoes and storing coats

Hallway - A light and airy hallway offers a warm welcome and includes a large under-stairs cupboard providing excellent storage space.

Living/dining room - Positioned at the back of the home, the open-plan living and dining area offers a versatile layout that connects effortlessly to the kitchen. A door leads out to the rear courtyard, while a charming stove with a timber lintel adds warmth and character to the space.

Kitchen - Set at the front of the home, the kitchen is a bright and airy space leading off the living/dining area. It is fitted with white units paired with blue work surfaces and matching tiling, and includes a freestanding electric oven, space for appliances, and a sink placed below a generous window.





Shower room - Located on the ground floor, the shower room is fitted with emerald green tiling and comprises a shower cubicle with an electric shower, basin, WC, and heated towel rail. It also houses the boiler and benefits from a frosted window for privacy.

FIRST FLOOR

Bedroom 1 - A bright and spacious double bedroom with lovely views to the rear. The room benefits from an abundance of built-in storage throughout.

Bedroom 2 - Bedroom two is another spacious double room at the rear of the property, enjoying a similarly lovely outlook. The room also benefits from ample built-in storage.

Bedroom 3 - Located at the front of the home and adjacent to the bathroom, bedroom three is a bright single room, well suited as a guest bedroom or child's room.

Bathroom - A spacious bathroom fitted with a bath, WC, and basin, complemented by a large front-facing window and half-height tiling.

Landing - A well-proportioned landing with room for a desk, ideal as a study space, while also giving access to the loft and all first-floor rooms.

Externally

Externally, a door from the living/dining room leads out to a lovely rear courtyard that enjoys plenty of sunlight. There is space for pots and planters, as well as room for a table and chairs—ideal for outdoor seating. The courtyard also benefits from gated access to the rear lane.



Useful Information

Tenure - Freehold.

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

Heating - Gas central heating.

Drainage - Mains.

Water - Metered.

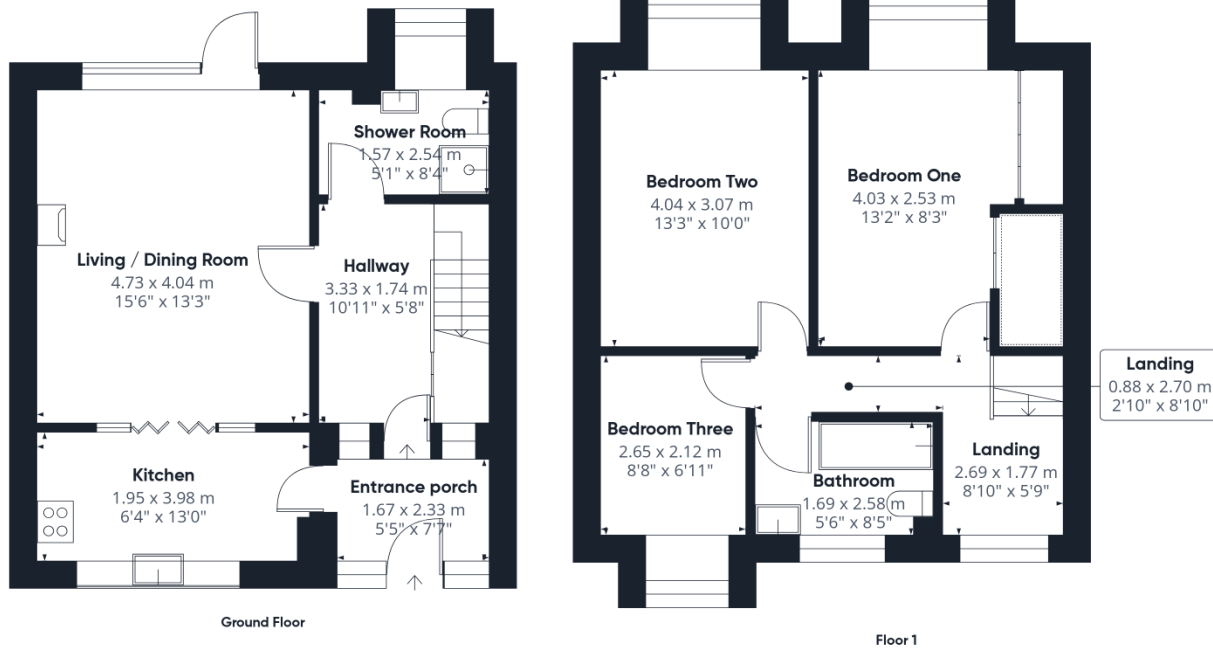
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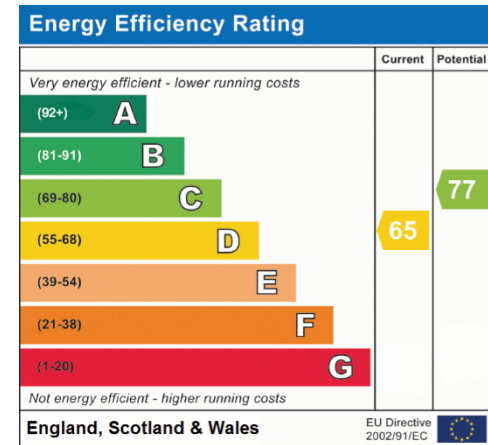


Approximate total area⁽¹⁾
90.2 m²
969 ft²

(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



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