

Holme

£200,000

Mayland Cottage, 8 North Road, Holme, Carnforth, LA6 1QG

A charming two-bedroom cottage in the village of Holme, with a comfortable and welcoming feel throughout. The living room features a wood-burning stove, making it a cosy space to enjoy throughout the year. Outside, the garden includes a summerhouse/studio, providing useful additional space for work, hobbies or simply enjoying the garden.

With a choice of countryside walks from the doorstep, the cottage is well placed for making the most of the surrounding village and countryside.

Quick Overview

Traditional Two Bedroom Cottage
Summerhouse / Studio
Village Location
Living Room with Wood Burning Stove
On Street Parking
Excellent Transport Links
Array of Walks Nearby
Ultrafast* Broadband Available*



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Ultrafast*
Broadband



On Street Parking

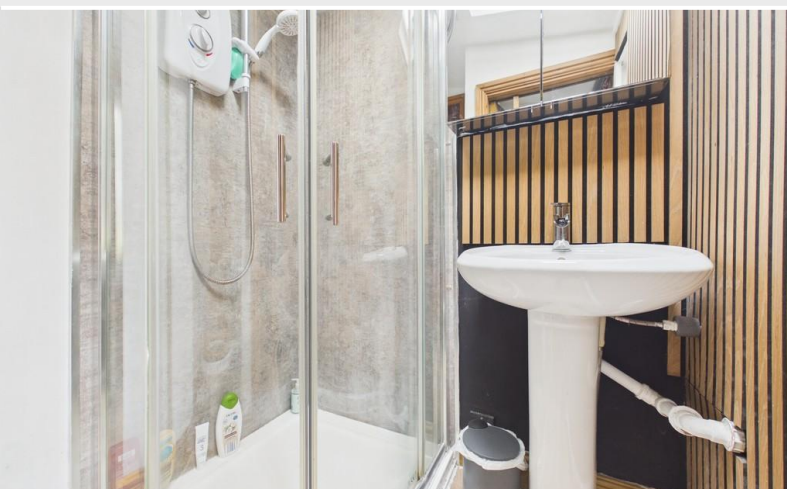
Property Reference: C2712



Living/Dining Area



Kitchen



Shower Room



Bedroom Two

Mayland Cottage is a charming mid-terraced cottage, offering characterful accommodation arranged over two floors, together with attractive gardens to both the front and rear and a versatile detached summerhouse/studio.

The property is entered through an entrance porch, which leads into the cosy living/dining room. This inviting room retains a wealth of traditional character, including an attractive feature stone wall and a focal wood-burning stove set beneath a wooden mantel, with a slate hearth. The room also benefits from attractive flagged flooring and provides space for a dining table and chairs. Useful storage is also provided within the fireplace recess.

To the rear of the living/dining room is the kitchen, which is fitted with a range of wall and base units with worktops over, together with a composite sink and drainer. There is a Beko electric oven, Samsung four-ring hob with extractor hood over, and space and plumbing for a washing machine. A door from the kitchen provides access directly onto the rear garden, making the outside space easily accessible.

Also situated on the ground floor, next to the kitchen, is the shower room, fitted with a shower enclosure, WC and pedestal wash hand basin.

To the first floor are two double bedrooms. The front bedroom overlooks the front of the property, whilst the rear bedroom enjoys views towards the garden.

Externally, the property has on-street parking to the front, together with a low-maintenance walled garden providing an attractive approach to the cottage.

The rear garden is a particular feature of the property and is arranged over split levels. There is a gravelled seating area, ideal for outdoor dining or relaxing, together with a lawned section. The garden continues to the rear where there is a useful summerhouse/studio, which benefits from both power and heating. This versatile space could provide an excellent home office, creative studio, hobby room or simply a traditional summerhouse, depending on the new owner's requirements.

Overall, Mayland Cottage combines traditional cottage character with practical accommodation and a surprisingly versatile outside space, including the useful additional studio, making it an appealing home for those seeking a character property with flexible outdoor living and working space.

Accommodation (with approximate dimensions)

Entrance Porch 3' 5" x 2' 3" (1.04m x 0.69m)

Living / Dining Room 11' 8" x 17' 6" (3.56m x 5.33m)

Kitchen 6' 4" x 7' 3" (1.93m x 2.21m)

Shower Room 4' 3" x 4' 10" (1.3m x 1.47m)

Bedroom One 11' 7" x 7' 4" (3.53m x 2.24m)

Bedroom Two 9' 1" x 8' 2" (2.77m x 2.49m)

Summerhouse / Studio 7' 4" x 10' 0" (2.24m x 3.05m)

Property Information

Tenure Freehold (Vacant possession upon completion).

Council Tax Band B 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 Carnforth office, turn right and proceed towards the traffic lights. At the lights turn left and leave Carnforth heading north on the A6, going straight on at the first two roundabouts. At the third roundabout take the second exit towards Burton and follow the road through the village. Take a left turning signposted towards Holme, passing over the motorway bridge and take the second right onto North Road and passing Pear Tree Park on the left, Mayland Cottage can be found on the right hand side.

What3Words ///farm.remaking.incisions

Viewings Strictly by appointment with Hackney & Leigh.

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Bedroom One



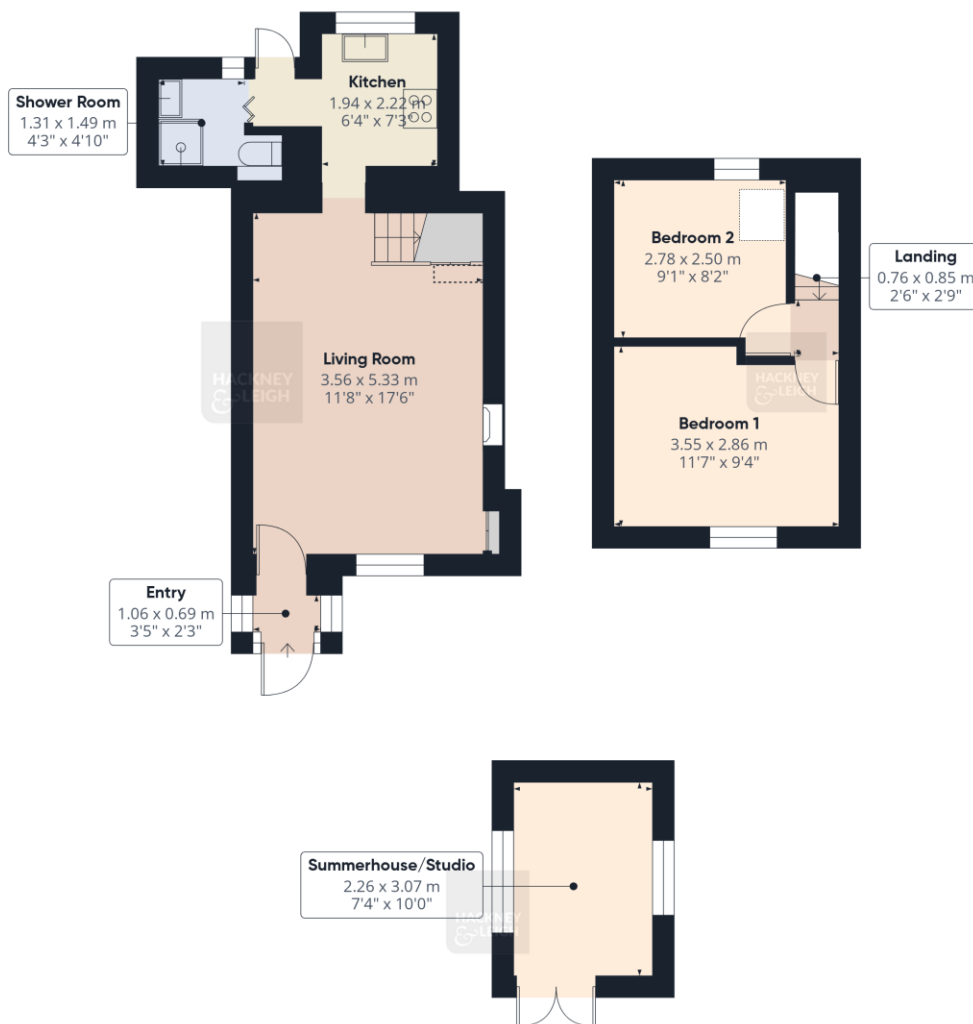
Summer House/Studio



Garden



Garden



Approximate total area⁽¹⁾

51.9 m²
560 ft²

Reduced headroom

0.2 m²
2 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.

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