



The Poppies Keasdale Road, Carr Bank
£600,000



The Poppies Keasdale Road

Carr Bank, Milnthorpe

A modern detached home set within the peaceful and highly sought-after area of Carr Bank, offering a wonderful balance of tranquility and convenience. Surrounded by beautiful countryside and coastal walks, the property is within easy reach of Arnside, with its charming promenade and amenities, while Milnthorpe is just a short drive away providing a wider range of shops, schools and services. This is an ideal setting for those looking to enjoy a quieter pace of life without feeling remote. The property is thoughtfully arranged over two main floors with a split level entrance. The lower ground floor features a stunning kitchen diner, fitted with quality NEFF appliances including double ovens, a grill and dishwasher, alongside a central island providing both workspace and a social hub. The dining area is generous in size, ideal for entertaining, and flows beautifully within the space. A utility room sits just off the kitchen, providing practicality and additional storage. The lounge is a cosy yet spacious room, complete with a log burner, creating a warm and inviting atmosphere. Underfloor heating runs throughout this level, and there is also a built in speaker system adding a modern touch. An additional office room offers excellent flexibility, ideal for those working from home or as an occasional fourth bedroom.

The entrance level provides access into the home and includes a useful separate WC. From here, stairs lead to the upper floor where there are three well-proportioned double bedrooms. The master bedroom is particularly impressive, featuring a walk-in wardrobe along with an en suite shower room. The remaining bedrooms are served by the main family bathroom.

Externally, the property enjoys a generous south-facing garden, designed to make the most of the sun throughout the day, with two patio seating areas providing ideal spaces for outdoor dining and relaxation. There is ample driveway parking for multiple vehicles, along with a detached garage complete with a loft space above, offering further storage potential. The property also has a cellar for extra storage and a wood storage area.

- Detached family home with modern timber frame construction and slate roof
- Contemporary kitchen with island and integrated NEFF appliances including double oven and dishwasher
- Spacious lounge with log burner and underfloor heating
- Open kitchen/ dining space with room for entertaining and access to the garden
- Three double bedrooms including a generous master with en suite and fitted sliding wardrobes
- Additional office room offering flexible space for working from home or fourth bedroom use
- Main bathroom, en suite to master and separate WC on the middle floor
- South-facing garden with two patio areas enjoying sun throughout the day
- Driveway parking for up to three vehicles plus detached garage with loft space
- Peaceful Carr Bank location within walking distance of Arnside and scenic estuary walks





LIVING ROOM

25' 9" x 11' 0" (7.84m x 3.35m)

OFFICE / STUDY

10' 1" x 6' 1" (3.07m x 1.86m)

KITCHEN

22' 1" x 10' 4" (6.73m x 3.15m)

UTILITY ROOM

7' 4" x 5' 7" (2.23m x 1.70m)

WC

5' 0" x 4' 0" (1.53m x 1.23m)

LANDING

BEDROOM

12' 7" x 10' 2" (3.84m x 3.10m)

SHOWER ROOM

8' 5" x 6' 2" (2.57m x 1.89m)

BEDROOM

14' 9" x 10' 4" (4.49m x 3.15m)

BEDROOM

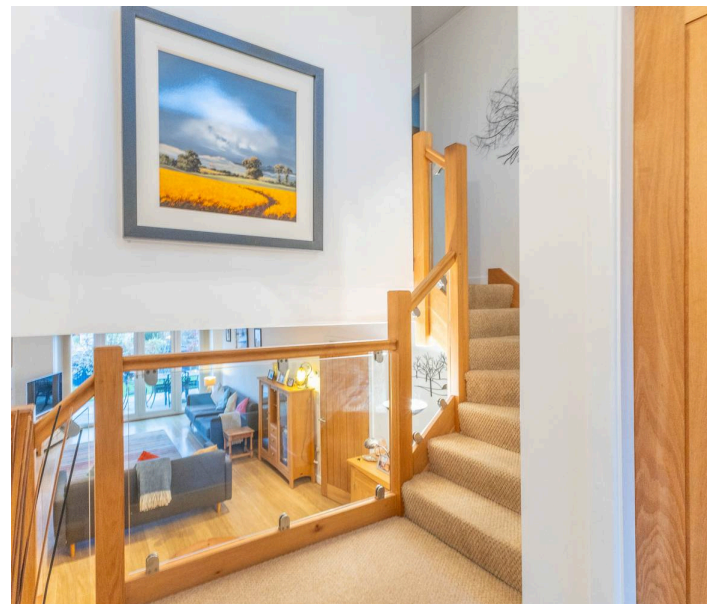
10' 3" x 9' 7" (3.12m x 2.91m)

BATHROOM

9' 0" x 5' 8" (2.74m x 1.73m)

GARAGE

18' 1" x 14' 1" (5.51m x 4.29m)



SERVICES

Mains electric, mains gas, mains water, mains drainage

EPC RATING C

COUNCIL TAX BAND currently Band E

TENURE: FREEHOLD

IDENTIFICATION CHECKS

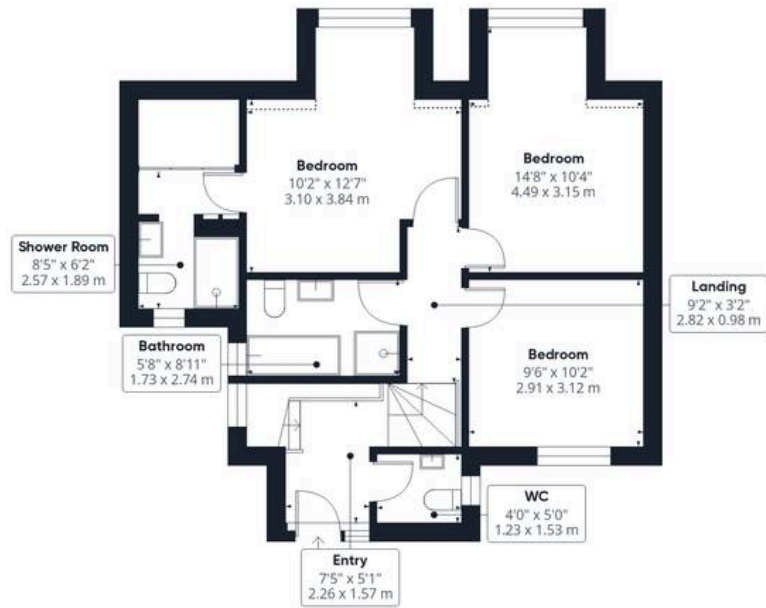
Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1602 ft²
148.8 m²

Reduced headroom

5 ft²
0.5 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



THW Estate Agents

Palace Buildings Main Street, Grange-Over-Sands - LA11 6AB

015395 33335 • grange@thwestateagents.co.uk • www.thwestateagents.co.uk

Please note that descriptions, photographs and plans are for guidance only. Services and appliances have not been tested, measurements are approximate and alterations may not have necessary consents. Contact us for property availability and important details before travelling or viewing properties. THW Estate Agents Ltd is a separate legal entity to the solicitor firm of THW Legal Ltd which has different ownership and clients of THW Estate Agents Ltd do not have the same protection as those of THW Legal Ltd.