



WATERHOUSE  
ESTATE AGENTS  
Local, Professional Property Services

## 2 Woodhouse - Woodhouse







## Features

- Three double bedrooms
- Original features throughout
- Offered with no onward chain
- A spacious and homely mid-terraced property
- Beautiful lawned gardens
- A secure courtyard with parking for 2 vehicles

A characterful, three double bedroom home located in a beautiful and peaceful hamlet offered with no onward chain. The spacious property features an abundance of original features throughout creating a unique and homely feel. Stone steps lead up to the front door and into the entrance porch where there is space to take off shoes and coats before entering the main home. The open plan kitchen and dining room is a wonderful social space able to allow for entertaining and social cooking and dining. The living room has a wow factor with an imposing sandstone fireplace housing a log burning stove and french doors leading directly out to the rear gardens. The first floor offers the three double bedrooms and the four piece family bathroom. Externally there is a low

maintenance, secure courtyard able to accommodate two vehicles. The rear garden offers a patio directly outside the living room with space to sit out to the enjoy the gardens and perfect for al fresco dining. This leads on to the beautiful manicured lawn bordered by a path and high stone walls creating an exciting 'secret garden' feel to the space. Up a slight incline is a kitchen garden area comprising of raised beds and mature trees. This is a haven for all gardeners! The hamlet of Woodhouse is picturesque and peaceful and nestled close to the villages of Heversham and Hincaster. Surrounded by rolling countryside and there is a leisurely 15 minute walk up to the well known summit of Heversham Head that offers elevated far reaching views of the

area. A short drive away is the larger village of Milnthorpe that offers a great selection of local amenities as well as a nursery, primary school and secondary schools. The M6 motorway can be reached within 7 minutes and there is a regular bus service that runs 7 days a week through Milnthorpe from Lancaster up to Keswick in the Lake District. Milnthorpe benefits from having 2 doctors surgeries, 2 dental practices, a Pharmacy, 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 separate space perfect for taking off boots and coats before entering the main living areas.

### Kitchen/ diner

A generous open space combining the well equipped kitchen and a zoned space to accommodate a dining table to easily seat 8 for entertaining and formal mealtimes. The room boasts a high ceiling with wooden details and features throughout to create a homely, farmhouse feel with a large alcove perfect for storing cook books or foodstuffs. The kitchen offers front facing views out to the courtyard and a wealth of bespoke wooden base and wall units to include an integrated oven, electric hob with an extractor hood above and a dishwasher. Located at the other end of the room is a deep under stairs storage cupboard large enough to house a tall fridge freezer as well as other contents.

### Living room

A beautiful room emanating a grand, stately home feel and flooded with natural light via the french doors that lead directly out to the gardens. The prominent sandstone fireplace houses a log burning stove to add warmth to the large room. A central feature alcove provides a unique space to keep books and ornaments. A wooden beam adorns the ceiling and adds to the rustic charm.





## FIRST FLOOR

### Bedroom 1

An impressively sized double bedroom full of natural light and enjoying private, rear facing views out over the gardens. Fitted storage fills one wall comprising of wardrobe space, fitted cupboards and over the bed storage cupboards.

### Bedroom 2

Located centrally between the other bedrooms, this double bedroom offers rear garden views through its two windows with deep sills and an original wooden ceiling beam.

### Bedroom 3

A good sized double bedroom with rear garden views and wooden beam detailing.

### Bathroom

A large, four piece bathroom suite with a quadrant shower cubicle and mains fed shower, a bath, W.C and a hand basin. This is a bright room benefitting from a large window and deep sill.

### Landing

Leading to all first floor rooms and allowing access to a deep airing cupboard with fitted shelving.

### Externally

Decorative double iron gates open up to reveal a good sized, secure courtyard area providing space to park two vehicles. There is a patio directly outside the living room offering an ideal space to sit out to enjoy the gardens and to dine al fresco in the warmer months. This leads on to the beautiful manicured lawn bordered by a path and high stone walls creating an exciting 'secret garden' feel to the space. Up a slight incline is a kitchen garden area comprising of raised beds and mature trees. This is a haven for all gardeners!



### Useful Information

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

Electric - Mains.

Heating - Oil central heating.

Drainage - Septic tank.

Water - Water meter.

What3words location - ///misty.months.gambles.



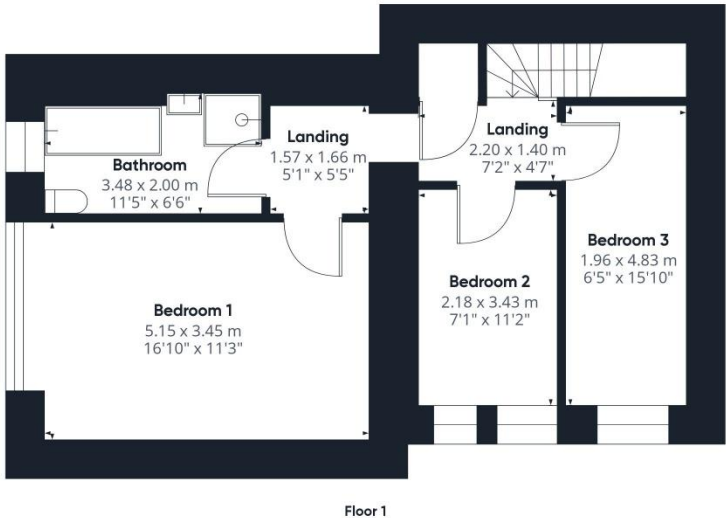
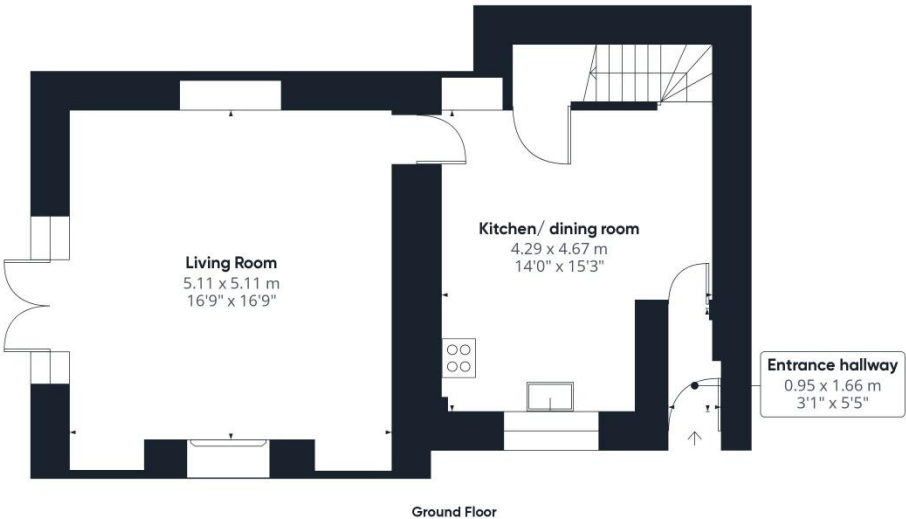
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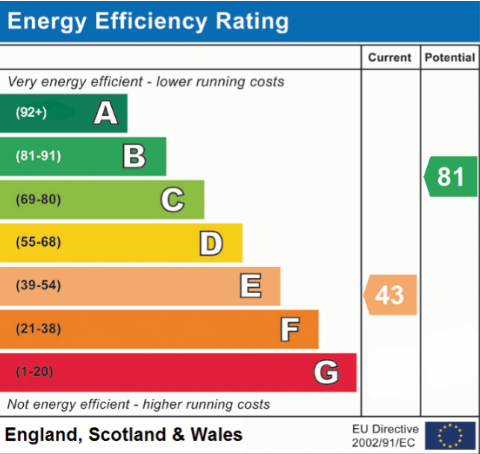


Approximate total area<sup>10</sup>  
103.42 m<sup>2</sup>  
1113.17 ft<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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