



# Whittington

£395,000

Holker House, Whittington, Carnforth, LA6 2NX

Holker House is a charming stone built, mid-terraced cottage, beautifully blending character features with welcoming living spaces, situated within the sought-after village of Whittington.

This delightful home enjoys a popular village setting, being conveniently located close to both Kirkby Lonsdale and Carnforth, offering excellent access to local amenities, countryside walks and transport links. Surrounded by beautiful rolling countryside and with easy access to the Lake District and the Yorkshire Dales, Whittington is a highly desirable village location with a strong community feel.

## Quick Overview

- Beautiful Mid Terraced Cottage
- Countryside Village Location
- Close to Local Amenities & Transport Links
- Well Appointed Accommodation
- Character Features Throughout
- Breakfast Kitchen & Adjoining Utility
- Wonderful Cottage Garden
- Close to the Market Towns of Kirkby Lonsdale & Carnforth
- B4RN Broadband Available



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B4RN  
Broadband\*



Parking Available  
in Whittington

Property Reference: KL3729



Dining Room



Kitchen



Living Room



Sun Room

Step through the front door into the entrance hall where there is access to the living spaces and a staircase leading to the first floor.

Firstly, you are welcomed into the open plan dining room, a light and bright, characterful space enjoying a rear aspect window overlooking the garden. Exposed stone walls, feature beams and an open fireplace create a warm and traditional feel, perfect for both everyday living and entertaining.

Leading from the dining room to the left is the inviting living room, another beautifully presented reception room full of charm with exposed stone walls, feature beams and an inset fireplace housing a gas fire. A front aspect window enjoys slight views towards the Ingleborough and the fells beyond.

Double doors open into the delightful sun room, which can also be accessed from the dining room. This versatile space enjoys lovely outlooks over the garden and features exposed stonework, beams and ample space for furniture, with a door providing direct access outside.

Returning to the dining room, the breakfast kitchen is located to the right and is fitted with a range of wall and base units with complementary work tops, tiled splashbacks and a breakfast bar. There is a sink with drainer, space for appliances and a front aspect window, together with a useful storage cupboard. A door also leads into the cellar which has a fan for air circulation and shelving, providing additional storage.

Adjoining the kitchen is the utility room, offering excellent space for coats and shoes along with additional base units, worktop space, sink and plumbing for a washing machine and dryer. A handy cloakroom fitted with a W.C. and sink is also located here, whilst a further door provides access to the garden.

Outside, the garden is a beautifully presented, private and mature sun trap, offering a wonderful outdoor setting. The tiered garden includes a patio seating area, lawn, planted beds and an array of mature trees and shrubs, together with a gravelled seating area, ideal for sitting out and enjoying those longer evenings. A passageway also leads down the side of the property, accessed via a door.

Back inside, stairs rise to the first floor where the accommodation continues. The bathroom is fitted with a four-piece suite comprising bath, walk in shower, W.C. and vanity unit with sink, finished with partly tiled walls.



Kitchen



Sun Room



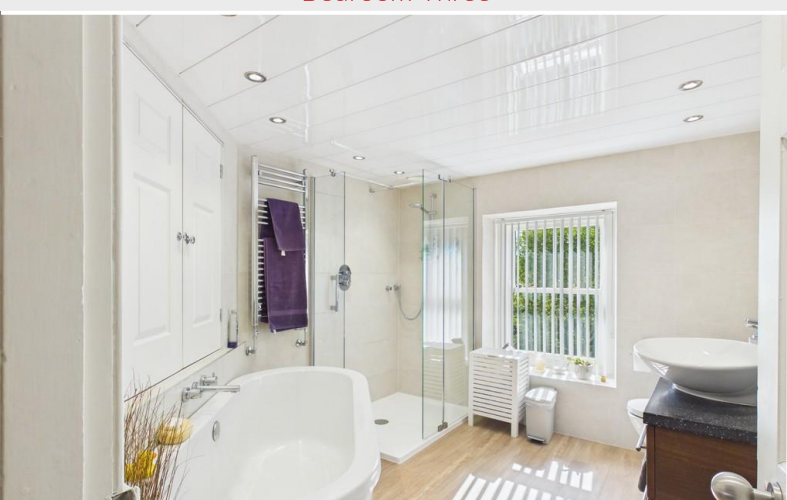
Bedroom One



Bedroom Two



Bedroom Three



Bathroom

Bedroom one is a generous double bedroom with ample space for furniture and a pleasant outlook over the garden. Bedroom two is also a double bedroom featuring an attractive exposed beam, whilst bedroom three is currently used as a study and offers a smaller double bedroom with further character beams.

Overall, Holker House offers a wonderful opportunity to acquire a beautiful, character-filled home in an idyllic countryside village setting, effortlessly combining charm, warmth and traditional features with comfortable living spaces, ready for its next owners to enjoy.

#### Accommodation with approximate dimensions:

##### Ground Floor

Dining Room 15' 6" x 10' 3" (4.72m x 3.12m)

Kitchen 8' 7" x 16' 4" (2.62m x 4.98m)

Utility 5' 9" x 9' 9" (1.75m x 2.97m)

Living Room 14' 3" x 16' (4.34m x 4.88m)

Sun Room 18' 1" x 12' 2" (5.51m x 3.71m)

##### First Floor

Bedroom One 9' 0" x 16' 2" (2.74m x 4.93m)

Bedroom Two 8' 11" x 16' 5" (2.72m x 5m)

Bedroom Three 9' 9" x 10' (2.97m x 3.05m)

#### Property Information

##### Tenure

Freehold (Vacant possession upon completion).

##### Services

Mains gas, water, drainage and electricity.

##### Energy Performance Certificate

The full Energy Performance Certificate is available on our website and also at any of our offices.

##### Viewings

Strictly by appointment with Hackney & Leigh.

##### What3Words [///likening.escapes.spins](http://likening.escapes.spins)

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Garden



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# Meet the Team

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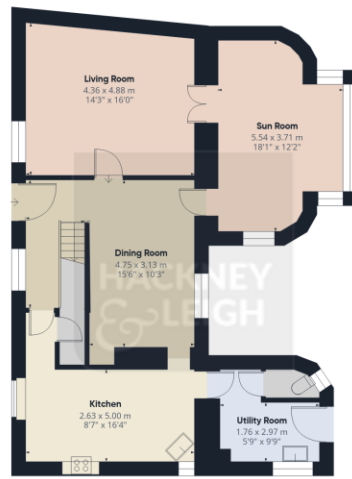


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Floor 0

**Approximate total area<sup>m</sup>**  
 140.2 m<sup>2</sup>  
 1510 ft<sup>2</sup>



Floor 1

(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.

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