



HACKNEY  
& LEIGH

## Holme

£220,000

14 Holme Mills Cottages, Holme, Carnforth, LA6 1RB

This charming three bedroom cottage is perfectly positioned in the beautiful village of Holme, this turn key property is ideal for first time buyers, families and investors alike. Boasting a welcoming, cosy living room with wood burning stove, three good sized bedrooms with some traditional features, a stylish bathroom and outhouse storage. Fantastic countryside views and with local schools, excellent motorway links and social village lifestyle on the doorstep this is a property not to be missed.

### Quick Overview

Traditional Mid Terraced Home  
Three Good Sized Bedrooms  
Outhouse Storage  
Good Commuter Links Nearby  
Popular Village Location  
Perfect First Time Buy or Family Home  
On Street Parking  
Ultra fast Broadband Available\*



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Ultrafast  
Broadband



On Street  
Parking

Property Reference: C2579





Living Room



Kitchen



Bedroom One



Bedroom Two

Welcome to Holme Mill Cottages, a beautifully presented three-bedroom cottage, perfectly positioned to enjoy stunning countryside views and a peaceful, rural setting.

Step inside to find a warm and inviting living room, complete with built-in alcove storage and a charming wood-burning stove - ideal for cozy evenings in.

To the rear of the property, the well-appointed kitchen features a range of wall and base units, complementary worktops, a built-in oven and hob, and space for a additional appliances.

From the kitchen, head outside to find a useful outhouse, perfect for additional storage.

Heading upstairs the cottage offers three comfortable bedrooms, making it ideal for families, guests, or those in need of a home office. On the first floor, you'll find the spacious main bedroom, which enjoys picturesque views of the surrounding landscape. Adjacent is a stylish and modern bathroom fitted with a pedestal wash basin, WC, generous shower enclosure, and a relaxing corner bath.

The second floor hosts two additional bedrooms, both full of character with exposed beams and ample space for a variety of furniture arrangements.

With its characterful charm, thoughtful layout, and beautiful views, this delightful cottage offers a tranquil lifestyle in a truly unique setting.

A perfect retreat for a wide range of buyers looking to embrace the beauty and calm of the countryside.

#### Accommodation with a approximate dimensions

**Living Room** 16' 9" x 11' 10" (5.11m x 3.61m)

**Kitchen** 16' 9" x 8' 11" (5.11m x 2.72m)

**Bedroom One** 15' 1" x 10' 11" (4.6m x 3.33m)

**Bedroom Two** 15' 1" x 10' 11" (4.6m x 3.33m)

**Bedroom Three** 10' 9" x 9' 10" (3.28m x 3m)

**Outhouse** 10' 6" x 10' 2" (3.2m x 3.1m)

**Bathroom**



## Property Information

**Tenure** Freehold (Vacant possession upon completion).

**Council Tax** Westmorland and Furness Council - Band C

**Services** Freehold (Vacant possession upon completion).

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

**Directions** Travelling North on the A6070 from Burton-in-Kendal take the left turning to Holme over the motorway bridge onto Burton Road. Take the second left on the left onto Sheernest Lane, and at the T junction at the end of this road, turn left onto Station Road. Follow the road along for a little way, and take the small turning right into a row of cottages (opposite the pond)

**What3Words** ///newlywed.swordfish.shepherds

**Viewings** Strictly by appointment with Hackney & Leigh Carnforth Office

**Anti-Money Laundering Regulations** Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom Three



Bathroom



Outhouse



Views

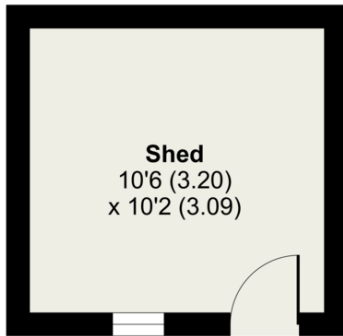
# Holme Mills, Carnforth, LA6

Approximate Area = 1024 sq ft / 95.1 sq m

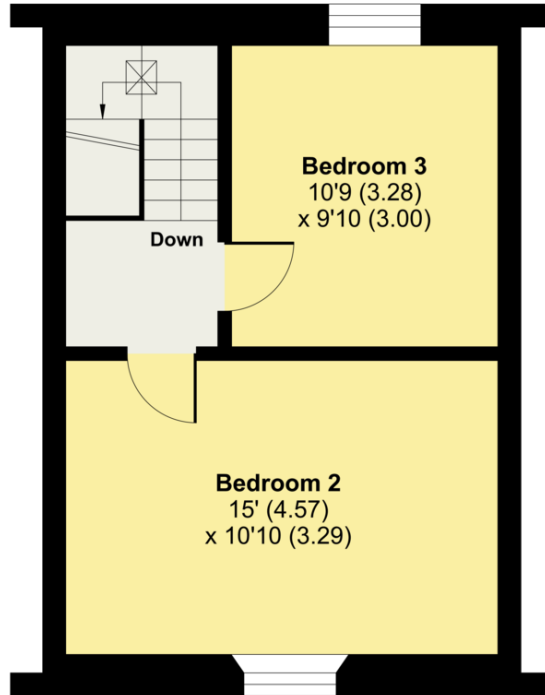
Outbuilding = 106 sq ft / 9.8 sq m

Total = 1130 sq ft / 104.9 sq m

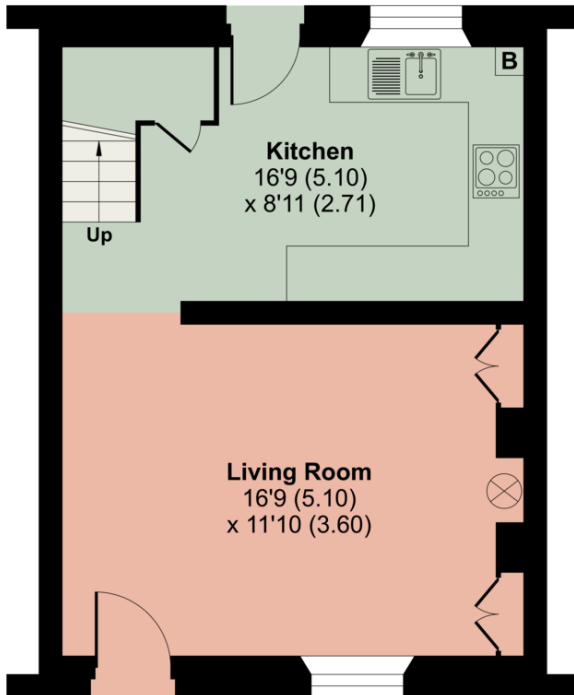
For identification only - Not to scale



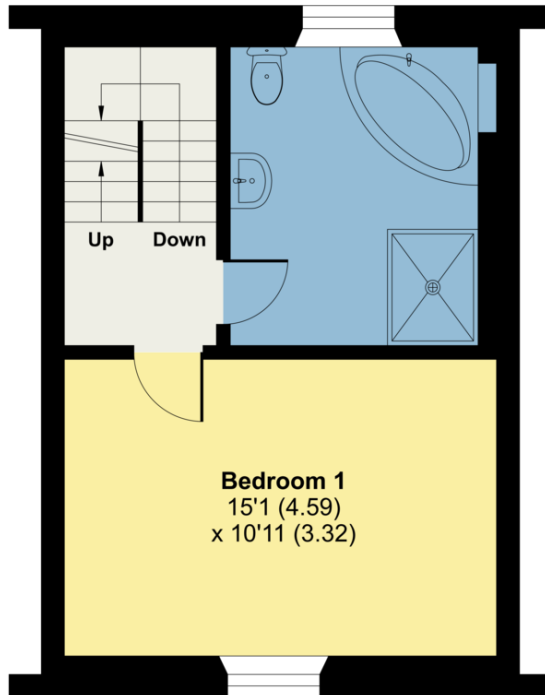
**OUTBUILDING**



**SECOND FLOOR**



**GROUND FLOOR**



**FIRST FLOOR**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1359086

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