



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

Gable Ends - Milnthorpe





Features

- 4 comfortable double bedrooms with the master benefiting from an en-suite shower room
- Versatile living accommodation
- A secure garden and parking to accommodate 3 vehicles
- A bright living room open to the dining room
- A lovely conservatory with a new glass roof and views over the gardens

A generously proportioned four-bedroom detached home offering excellent living space, abundant natural light and an impressive amount of fitted storage throughout. The ground floor opens with a welcoming hallway leading to a cosy yet spacious living room, which flows seamlessly into a dedicated dining area—perfect for family gatherings and entertaining. The well-equipped kitchen provides ample worktop space, high-end appliances and a useful breakfast bar that works equally well for casual dining or as a practical workspace

overlooking the garden. A bright conservatory adds a further versatile living area, complemented by a large garage and a convenient ground-floor WC. Upstairs, the property offers four double bedrooms, including a master bedroom with its own ensuite shower room. A well-appointed family bathroom and a generous landing complete the first floor, enhancing the overall sense of space, comfort and functionality. Milnthorpe is a bustling village offering a great selection of local amenities as well as a nursery, primary school and secondary school which are all

within five minutes walking distance of the property. The M6 motorway can be reached within 10 minutes and there is a regular bus service that runs 7 days a week from Lancaster up to Keswick in the Lake District. Milnthorpe benefits from having 2 doctors surgeries, 2 dental practices, a Pharmacy, an 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 spacious, light-filled entrance hallway welcomes you into the home, featuring an understairs cupboard and a generous double built-in cupboard with sliding doors—perfect for keeping coats, shoes, and everyday essentials neatly out of sight.

Living room - A generous, well-proportioned living room featuring an electric fire set within a decorative sandstone hearth. The large front-facing window fills the space with natural light, while sliding doors open through to the dining room, creating an easy, sociable layout with plenty of room for the whole family to unwind.

Kitchen - Full of matching wooden base and wall units, the kitchen offers excellent storage and work surface space along with a range of integrated appliances, including a waist-height oven and grill, a large induction hob with a feature extractor above, a fridge and a dishwasher. The peninsula continues the run of worktops and incorporates the sink, allowing you to look out of the window while washing up. At the far end of the room, additional worktop space mirrors the main kitchen and provides an ideal spot for a desk or a breakfast bar, again enjoying lovely views of the garden. The kitchen opens into the dining room via sliding doors, and a further door leads through to the WC, garage and rear garden.

Dining room - A wonderfully social room with sliding doors connecting to both the kitchen and living room, which can also be closed to create a more intimate setting when desired. There is ample space for a dining table to comfortably seat eight, and the room is filled with natural light thanks to direct access into the conservatory.



Conservatory - A fabulous additional living space, flooded with natural light and opening directly onto the garden. French doors frame panoramic views, creating a bright, uplifting room with plenty of space for the whole family to relax. A ceiling light and integrated fan help maintain a comfortable temperature during the warmer months, while the tiled floor adds a practical and stylish finish.

WC - Filled with natural light and finished with half wood-panelled walls and featuring a modern WC with a concealed cistern, a vanity unit with inset hand basin, and an additional built-in cupboard providing excellent storage.

Garage - A large, well-planned garage that has been thoughtfully zoned to provide both a main parking area and a practical utility section, complete with washing machine and dryer to one end. An electric roller front door offers easy external access, while an additional internal door connects directly to the kitchen area. Two windows bring in natural light, making the space feel bright and functional.

FIRST FLOOR

Bedroom 1 - A spacious double bedroom enjoying rear views through the large picture window, complemented by a full wall of mirrored fitted wardrobes that maximise both storage and light.

En-suite - A stylish en-suite featuring a quadrant electric shower, WC, and a hand basin set within a contemporary vanity unit. A large illuminated mirror enhances the space, complemented by modern grey splashbacks and coordinated tiling.

Bedroom 2 - A bright and well-proportioned double bedroom with front-facing views, complete with built-in wardrobes and additional storage.

Bedroom 3 - Enjoying elevated rear views, this bright double bedroom benefits from plenty of natural light throughout.

Bedroom 4 - Located above the garage, this is a well-proportioned double bedroom enjoying front-facing views.

Bathroom - A large, bright bathroom filled with natural light, featuring a P-shaped bath with mains shower, WC and hand basin. Modern grey tiling and splashbacks are complemented by a heated towel rail for added comfort.

Landing - A generous, open landing space with room to accommodate furniture if needed featuring two built-in cupboards with fitted shelving, ideal for organised storage.

Externally

The front of the home features a smart block-paved driveway providing off-road parking, with low-maintenance planting and a pleasant spot to sit out. Gated access on both sides leads to the rear garden, which offers a main lawn with mature planting surrounding and a paved patio seating area for enjoying the outdoors and for al fresco dining and socialising. Fully enclosed by fencing, it creates a private and secure space. A garden shed is tucked to one side, ideal for storing tools and equipment.

Useful Information

House built - 1974.

Tenure - Freehold.

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

Heating - Gas central heating.

Drainage - Mains.

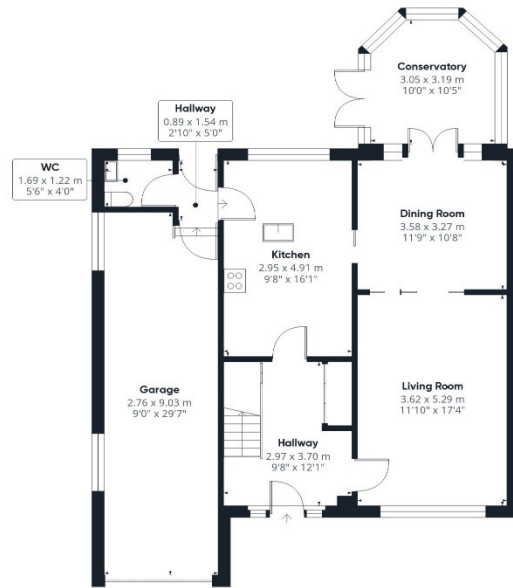
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Ground Floor



Floor 1



Approximate total area⁰¹

163.6 m²
1762 ft²

Reduced headroom

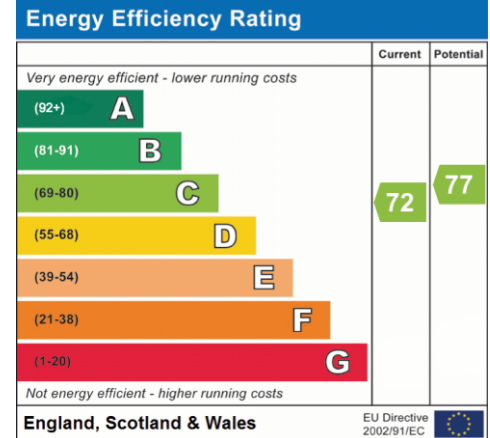
0.2 m²
2 ft²

(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.

GIRAFFE360



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