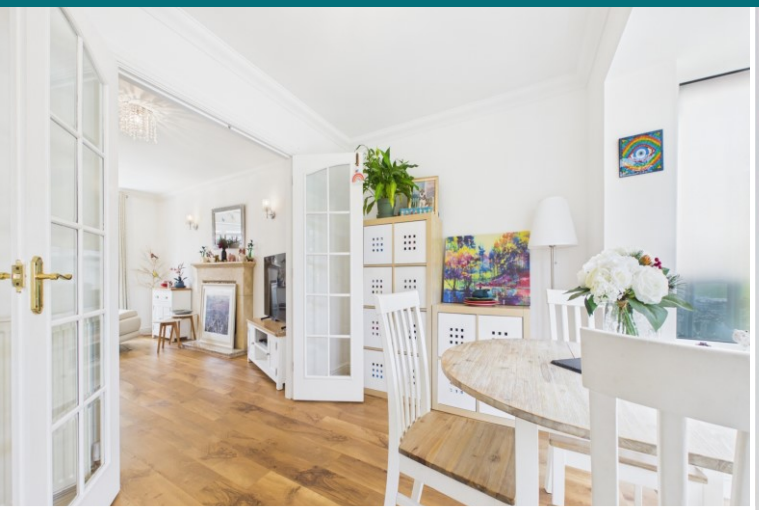
WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

5 Chestnut Way – Milnthorpe



5 Chestnut Way – Milnthorpe

Freehold £515,000







Features

- A well-maintained four-bedroom detached family home in a sought-after location
- Versatile and bright accommodation throughout
- A recently installed, bespoke garden studio in the rear garden
- A driveway providing parking for two vehicles, together with a double garage
- Beautiful rear garden, backing onto open fields, offering high degree of privacy

A well-maintained and versatile four-bedroom detached home, situated within an exclusive private residential setting and enjoying a peaceful position bordering open fields. Offering generous living accommodation throughout, this attractive property is ideal for families seeking both space and flexibility. To the front, a substantial driveway provides off-road parking for up to two vehicles and leads to a double garage. The beautifully landscaped gardens are a particular feature of the home, having been lovingly maintained to create a wonderful outdoor space for relaxation and entertaining. A recently installed garden studio sits within the rear garden. Fully insulated and fitted with power and internet cabling, it is perfect for use as a home office, gym, hobby room or additional workspace. The first floor comprises four well-proportioned bedrooms, including a spacious principal bedroom with en-suite facilities, together with a modern family bathroom. On the ground floor, the property offers a bright and welcoming living room, a separate dining room, and a modern fitted kitchen with plenty of natural light. A useful utility room and cloakroom/WC complete the ground floor, along with a further versatile reception room, ideal as a home office, playroom or fifth bedroom, providing flexibility to suit a variety of lifestyles. With its attractive setting, parking, beautiful gardens and adaptable living space, this is a superb family home in a highly desirable location. Milnthorpe is a bustling village with an excellent selection of local amenities, including a nursery, a primary school and a secondary school, all within five minutes' walk of the property. The M6 motorway can be reached in around 10 minutes, and a regular bus service runs seven days a week from Lancaster up to Keswick in the Lake District. The village has two doctors' surgeries, two dental practices, a pharmacy, an optician, a petrol station and a veterinary practice, as well as much more. Milnthorpe also 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 also a supermarket, two pubs, several independent shops and a variety of eateries.









GROUND FLOOR

Living Room - Located at the front of the home, the bright and inviting living room flows seamlessly into the dining room, creating a spacious, open-plan living area. Glazed double doors can be closed to separate the rooms, transforming the space from a large entertaining area into a more intimate and cosy retreat. The room also benefits from a feature stone fireplace with marble inset and hearth, living flame gas fire and attractive wood effect Karndean flooring.

Dining Room - Flowing effortlessly from the living room, the dining room is another bright and welcoming space. A bay window with floor-to-ceiling glazing floods the room with natural light, while providing ample space for a generous dining table.

Kitchen - A bespoke and beautifully presented kitchen, filled with natural light and fitted with an excellent range of contemporary ivory gloss cabinetry, including attractive curved end units, complemented by stylish grey stonework surfaces. A central peninsula provides additional storage and preparation space while subtly defining the room's layout. Integrated appliances include an oven with extractor hood above, alongside space for a dishwasher and a tall fridge freezer. Double doors open seamlessly onto the garden, creating an effortless connection between indoor and outdoor living, while the continuation of the Karndean flooring and lovely views over the rear garden enhance the bright and welcoming feel of the space.

Utility Room - Located just off the kitchen, the utility room provides a practical and functional space with plumbing and space for a washing machine and tumble dryer. It also benefits from an abundance of storage cabinetry, ideal for keeping household essentials neatly organised. The newly installed and highly efficient boiler is also located here, and an additional door provides convenient access to the side of the property.

Study - Located at the front of the property, this versatile room provides an ideal space for those working from home. Alternatively,







it could be used as a cosy snug, reading or hobby room, or even a fifth bedroom, offering flexibility to suit a variety of lifestyles.

WC - Conveniently located just off the entrance hallway, the cloakroom is fitted with a WC and a wash hand basin, with the latter set within a useful vanity unit providing additional storage. A frosted glass window allows for natural light while maintaining privacy.

FIRST FLOOR

Bedroom One - Bedroom one is a bright and spacious double bedroom positioned at the rear of the property, offering a peaceful retreat. Generously proportioned, it provides ample space for a range of bedroom furniture and benefits from the added convenience of a private en-suite shower room.
En-suite - The en-suite is stylishly finished with full-height tiling and comprises a shower cubicle, wash hand basin and WC. A frosted glazed window provides natural light while maintaining privacy.

Bedroom Two - Bedroom two is a well-presented double bedroom featuring an extensive range of built-in wardrobes, providing excellent storage while still offering ample space for additional bedroom furniture. A comfortable and versatile room.

Bedroom Three - Situated at the front of the property, this attractive double bedroom offers a bright and welcoming space. Conveniently located next to the family bathroom, it is ideal as a guest room or children's bedroom.

Bedroom Four - Currently utilised as a home office, this versatile double bedroom enjoys pleasant views over the surrounding fields to the rear of the property. A built-in storage cupboard provides practical storage.

Bathroom - A bright and stylish bathroom fitted with a bath featuring a mains-fed shower above, complemented by a contemporary waterfall-style central tap and handheld shower attachment. The suite is completed by a wash hand basin and concealed-cistern WC. Attractive full-height tiled walls throughout are enhanced by a decorative mosaic-style feature border, while a heated towel rail adds both comfort and practicality to this well-appointed space.

Externally - The property is approached via a sizeable driveway, which benefits from shared access and provides ample parking for up to two vehicles. A beautifully maintained front lawn creates a welcoming first impression. A central pathway, bordered by vibrant, well-established flower beds, leads directly to the front door. A further path runs along the side of the property, providing access to the rear garden. The rear garden has been beautifully maintained and offers a peaceful setting to enjoy throughout the seasons. Immediately outside the dining room and kitchen is a lower patio area, ideal for outdoor seating and entertaining, with a convenient water point nearby. Steps rise to the main garden, where a well-kept lawn extends towards the wonderful garden studio. A rich variety of mature plants, shrubs and trees are arranged within raised borders, providing colour, texture and interest all year round. Backing onto open fields, the garden enjoys a tranquil atmosphere and offers a wonderfully private space in which to relax and enjoy the surrounding countryside.

Garden Studio - A wonderful addition to the property, this bright and versatile garden room benefits from full insulation, power, lighting, double-glazed windows and sliding doors. Peacefully positioned within the garden and enjoying lovely views, it provides an ideal space for working from home, offering a quiet retreat away from the main house. Equally, it lends itself perfectly to use as a relaxing sitting room, studio, or hobby space, allowing you to enjoy the attractive surroundings throughout the year.

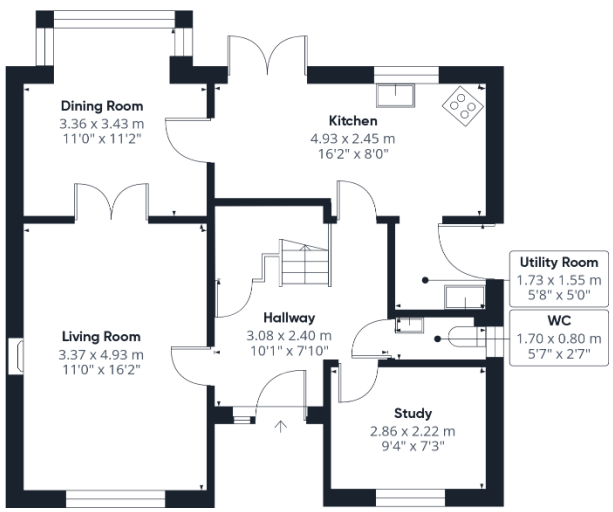
Double garage - A generous double garage is positioned at the front of the property, featuring a roller shutter door with remote controls for easy vehicle access. A convenient side pedestrian door provides additional access, making it an ideal space for secure parking, workshop use or excellent additional storage.

Useful Information

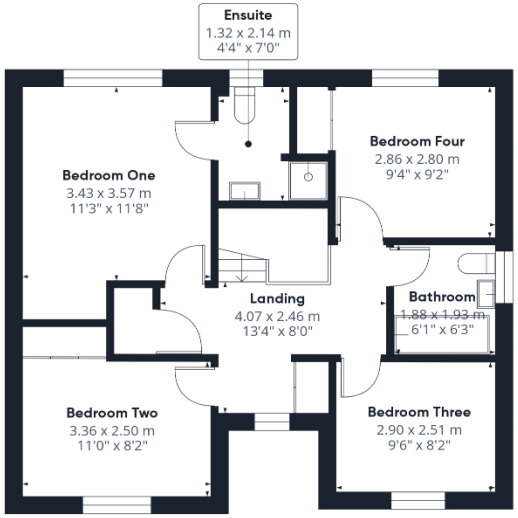
House built - 2000. Tenure - Freehold.
Heating - Gas central heating (boiler installed February 2026).
Double and triple glazing throughout.
What3Words location - ///harsh.thinnest.viewer.
Council tax band - F (Westmorland and Furness Council).
Drainage - Mains.
Three Rockdoors on the ground floor.



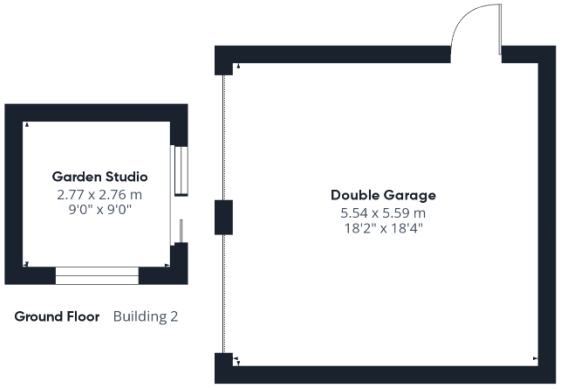
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Ground Floor Building 3

Approximate total area(1)

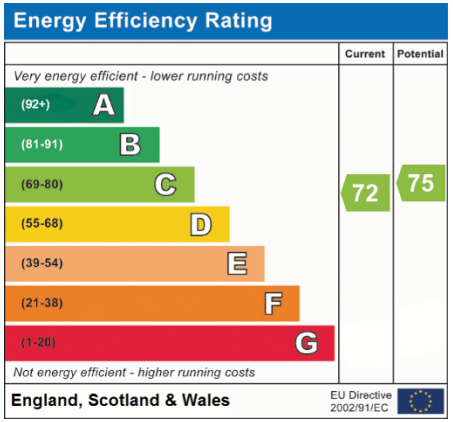
154 m²

1660 ft²

(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.

GIRAFFE360



Waterhouse Estate Agents
10 Park Road, Milnthorpe
LA7 7AD

Tel: 01524 760048

info@waterhouseestates.co.uk
www.waterhouseestates.co.uk

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