



WATERHOUSE  
ESTATE AGENTS  
Local, Professional Property Services

# 11 Town Head Fold - Holme





## Features

- 4 bedrooms in total, 3 of which are generous doubles, with the master featuring its own en-suite
- High-end kitchen fixtures and fittings complemented by a sociable, zoned dining area
- A generous dual-aspect living room featuring a stylish Everhot electric stove and access to the rear garden

This stunning four-bedroom detached home, formerly the show house for the development, is the epitome of style and elegance, enjoying breathtaking countryside views from its spacious rear garden. From the moment you step inside, the impressive open-plan layout creates an immediate sense of space and light. At the heart of the home is the beautifully appointed kitchen/dining room, installed in 2022, featuring high-end NEFF cooking appliances. The open-plan design

flows seamlessly into the dining area, making it an ideal setting for entertaining and family gatherings.

The living room is a bright and inviting space, with dual-aspect windows that flood the room with natural light and French doors opening onto the rear garden. Neutral décor and tasteful styling create a warm, welcoming atmosphere, complemented by an Everhot electric stove that adds a cosy touch during the colder months. A convenient downstairs

cloakroom completes the ground floor. Upstairs, the property offers four generously sized bedrooms, three of which benefit from built-in storage. The master bedroom enjoys a stylish en-suite shower room, while the family bathroom features a bath with overhead electric shower and a range of fitted storage. To the front of the property, a garage, driveway with an electric car charger and covered car port provide parking for up to three vehicles.



## GROUND FLOOR

**Entrance hallway** - A spacious, light-filled entrance hallway welcomes you into the home, featuring a warm wooden floor, useful understairs storage and plenty of room to remove coats and shoes before moving through to the main accommodation.

**Living room** - A spacious, light and bright living room enjoying dual-aspect views to the front and rear with fitted bookcases and storage. A Everhot electric stove is set within the chimney recess, complete with a wooden mantle, creates a cosy focal point. French doors to the rear allow natural light to pour in and offer effortless access to the garden, while the wooden flooring continues seamlessly from the hallway.

**Kitchen/ dining room** - A good range of cream Shaker-style base and wall units pair beautifully with sleek work surfaces and a wooden floor. Integrated appliances include a waist-height NEFF Hide & Slide oven with matching microwave, dishwasher, electric induction hob, tall fridge/freezer, washing machine and tumble dryer. A peninsular creates the ideal spot for informal dining, while a door from the kitchen provides direct access to the garage and offers front-facing views. The dining area is subtly zoned from the kitchen and is a bright, welcoming space filled with natural light from the door leading out to the rear garden. There is ample room here to comfortably accommodate a table for six.

**Cloakroom** - A must-have for any busy home, this bright and airy, ground floor cloakroom features a concealed-cistern WC and a hand basin set within a vanity unit, offering excellent storage and a clean, streamlined finish.



## FIRST FLOOR

**Bedroom 1** - A well-proportioned master bedroom enjoying elevated views over the side of the property towards open countryside. Bespoke built-in wardrobes and drawers frame the window, maximising storage and making excellent use of the space.

**En-suite** - Leading from the master bedroom, the bright and contemporary en-suite features a separate shower cubicle with a mains-fed shower and aqua-panelled splashbacks, along with a basin set within a vanity unit and a concealed-cistern WC.

**Bedroom 2** - Currently arranged as a home office, this double bedroom features built-in wardrobes and enjoys lovely views over the rear garden and surrounding fields.

**Bedroom 3** - A spacious double bedroom featuring fitted wardrobes and additional storage surrounding the bed, complemented by a fitted dressing table. Elevated views add a lovely sense of openness to the room.

**Bedroom 4** - Benefitting from lovely views over the surrounding fields, this room makes an ideal nursery or home office.

**Bathroom** - With a corner bath and overhead electric shower, basin and concealed cistern WC, this bathroom offers excellent fitted storage with natural light enhancing the space. A heated towel rail adds a practical finishing touch.

**Landing** - A bright and airy landing with access to the attic, which is fully boarded with additional shelving in the eaves, and all first-floor rooms. A tall stairwell window allows natural light to cascade through the space, enhancing the sense of openness.

**Garage** - Accessed via either the main front door or the side entrance, this space includes a rear-facing window overlooking the garden. There is extensive storage above both this area and the car port, providing plenty of useful overhead space. Power and lighting are also installed.

**Externally** - At the front and side of the property are low-maintenance beds planted with mature shrubs. The block-paved driveway provides parking for up to three vehicles and leads to the garage with a Hive electric car charger present. The fantastic south-facing rear garden has been thoughtfully designed for easy upkeep and offers excellent privacy, with year-round interest from established bushes, shrubs and trees. Multiple seating areas are positioned throughout, including a paved and gravelled area outside the kitchen/diner—perfect for al fresco dining and summer BBQs.



## Useful Information

House built - 2004.

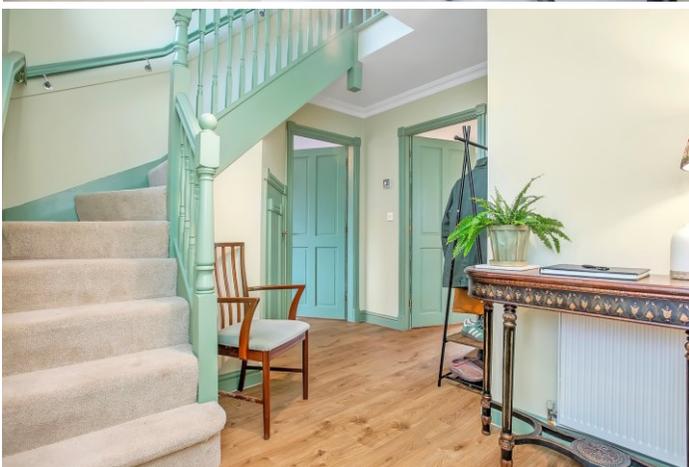
Tenure - Freehold.

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

Heating - Gas central heating.

Drainage - Mains.

WhatWords location - [///reassured.totals.piston](https://reassured.totals.piston).





# 11 Town Head Fold - Holme



Ground Floor Building 1

Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>  
126 m<sup>2</sup>  
1356 ft<sup>2</sup>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>86</b>
(69-80)	<b>C</b>	<b>75</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

(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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