



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

6 Hilltop - Milnthorpe





Features

- Four double bedrooms, the master with an en-suite
- Generous and versatile living accommodation throughout
- Spread over 3 floors to take advantage of the views.
- Fantastic elevated views from the ground and first floors over the countryside to the estuary and Lakeland fells beyond
- A driveway and garage with an electric car charger

A wonderfully spacious four-double-bedroom family home set in a highly sought-after location, enjoying beautiful elevated views towards the estuary and the distant Lakeland Fells. Arranged over three generous floors, the property offers excellent versatility and a superb balance of living, working, and entertaining space. The ground floor features a high-end modern kitchen/diner, a bright and welcoming living room with wonderful views, a separate dining room, a sleek utility room and a WC. On the first floor are four well-proportioned double bedrooms, including a master bedroom with en-suite shower room,

along with a stylish four-piece family bathroom. From this level, the elevated outlook is particularly impressive. The lower ground floor provides two fantastic additional garden rooms that are ideal as home offices, a playroom, or extra living space enjoying direct access to the rear garden via bi-fold doors. Externally, the driveway offers ample parking, complete with an electric vehicle charger, and together with the garage can accommodate up to three vehicles. 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 bright and welcoming hallway connecting the main living areas, with access to both the first floor and the lower ground floor, finished with a modern wooden floor that enhances the sense of space and light.

Living room - A bright, generously sized room with space for the whole family, enjoying impressive views through two windows. Filled with natural light and partly open to the dining room, it creates a warm and connected living space.

Kitchen/ diner - A modern kitchen fitted with high-end appliances, including a waist-height oven, grill, induction hob, dishwasher, fridge and freezer. Enjoy pleasant views to the front of the home, with a convenient side door providing access to the exterior. Around the corner, a breakfast bar seating four offers a relaxed spot for casual dining, all set against a contemporary wooden floor that runs throughout the space.

Dining room - A well-proportioned room that comfortably accommodates an eight-seater dining table, ideal for formal meals and gatherings. Lovely views can be enjoyed from here, with a continuation of the modern wooden flooring enhancing the sense of flow throughout the space.

Utility room - A sleek and practical utility room featuring a full wall of fitted storage, housing the boiler and providing stacked space for a washer and dryer. A window brings in natural light, keeping the space bright and functional.

WC - A practical must-have for a busy household, featuring a WC and corner hand basin, complemented by a tall heated towel rail and a window that brings in natural light.





FIRST FLOOR

Bedroom 1 - A bright and generously sized master bedroom with front-facing views and an excellent amount of usable space, creating a calm and comfortable retreat.

En-suite - Full of natural light, featuring a quadrant shower cubicle with a mains-fed shower, a WC, and a wall-mounted hand basin, complemented by a heated towel rail, tiled floor, and neutral splashbacks.

Bedroom 2 - A well-sized double bedroom with a Velux window, offering plenty of natural light and impressive elevated views stretching over open countryside towards the estuary and the distant Lakeland Fells.

Bedroom 3 - A double bedroom with pleasant front-facing views, offering a bright and comfortable space.

Bedroom 4 - A bright double bedroom filled with natural light, enjoying lovely elevated views.

Bathroom - A luxurious four-piece bathroom featuring a large walk-in shower with a mains-fed fixed showerhead, a contemporary bath with a modern shower attachment and wall-mounted controls, a wall-mounted hand basin, and a concealed-cistern WC. A heated towel rail, modern grey tiling, and abundant natural light complete the space with a refined, high-end finish.

Landing - An L-shaped landing providing access to all bedrooms, with entry to the attic and a deep built-in airing cupboard.

LOWER GROUND FLOOR

Garden rooms - 3.02m x 4m and 3.95m x 4.42m.

Two additional living areas are located on the lower ground floor, open to one another yet naturally zoned by a central wall that once housed a fireplace—now blocked, but re-instatable if desired. Both spaces enjoy excellent natural light: one side offers an ideal area for a home office or games room, while the other features bi-fold doors leading directly out to the rear garden. A superb and highly versatile extra living space.

Lower hallway - A handy space ideal for hanging coats and bags, with additional under-stairs storage perfect for keeping shoes and other household contents neatly organised.

Garage - A good-sized garage positioned at the end of the driveway, featuring an up-and-over front door with power and lighting already in place with a rear mezzanine shelf ideal for additional storage.

Externally

The front of the home features a paved driveway with an electric car charging point and neatly manicured flower beds. Gates on both sides of the property provide access down to the rear garden. Designed for low maintenance, the rear garden includes a generous patio area close to the house and a lawn bordered by mature hedges and fencing, creating a private and secure outdoor space.

Useful Information

House built - 1990.

Tenure - Freehold.

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

Heating - Gas central heating.

Drainage - Mains.

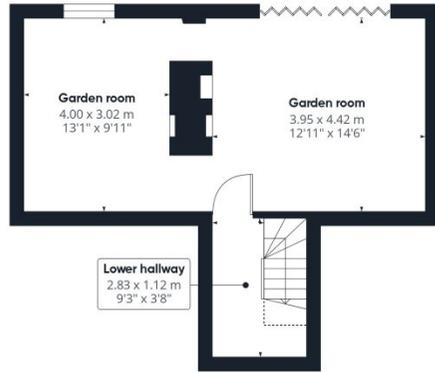
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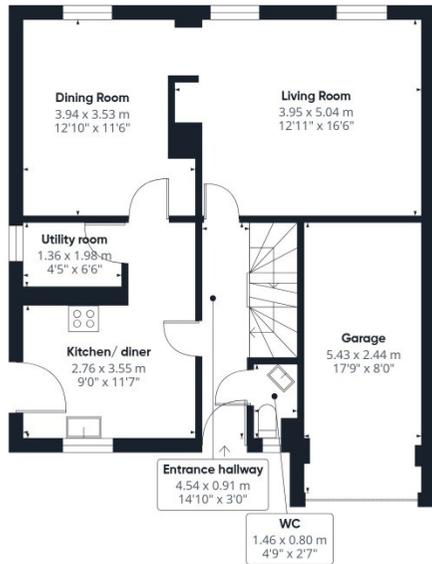
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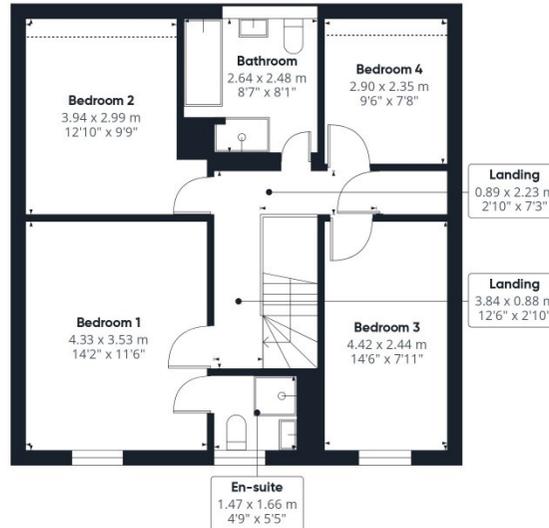
6 Hilltop - Milnthorpe



Lower ground floor



Ground Floor



Floor 1

Approximate total area⁽¹⁾

162.9 m²
1752 ft²

Reduced headroom

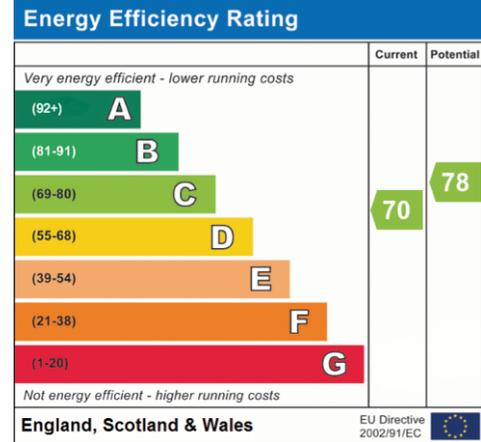
2.6 m²
28 ft²

(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.

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