



Holme

£213,750

47 Pear Tree Park, Holme, Carnforth, LA6 1SD

Welcome to 47 Pear Tree Park, a well-presented semi-detached home offering three bedrooms and generous living accommodation, situated in the sought-after village of Holme. Offered to the market at 75% of the market value, this affordable home presents an ideal opportunity for first-time buyers or growing families looking for a property they can move straight into and make their own.

Quick Overview

Semi-Detached House
Two Double Bedrooms & Further Single
Offered at 75% of The Market Value
Move-In Ready Condition
Suited To Various Buyers
Sought After Village Location
Situated in a quiet Cul-de-sac
Excellent Transport Links
Two Allocated Parking Spaces
Ultrafast Broadband Available*



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TBC



Ultrafast
Broadband



Off Road
Parking

Property Reference: C2708



WC/Cloakroom



Kitchen/Diner



Living Room



Bedroom One

Holme is a charming and sought-after village, offering a peaceful setting while remaining well placed for everyday amenities and excellent transport links. Surrounded by attractive countryside, the village provides a lovely balance of rural living and convenience, making it an appealing choice for families, first-time buyers and those looking to enjoy a quieter pace of life. With a welcoming community atmosphere and a range of local amenities close by, Holme is an ideal place to call home.

Enter through the front door into the inviting entrance hall. To the right, the kitchen is fitted with wall and base units, tiled splashbacks and complementary worktops. Integrated appliances include a four-ring gas hob with extractor, oven and stainless steel sink with drainer. There is also space for further appliances, including a washer/dryer and freestanding fridge/freezer, as well as room for a dining table. A rear-aspect window allows plenty of natural light into the kitchen, while a door provides direct access to the garden.

The living room is a bright and welcoming space, featuring a large front-aspect window and a side-aspect window, allowing plenty of natural light to flow through. This is the perfect place to relax or enjoy family time and is neutrally decorated, providing an ideal blank canvas for a new owner to make their own.

Completing the ground floor is the convenient WC, which also provides useful cloakroom space for storing shoes and coats after muddy adventures.

On the first floor, bedroom one is a generous double with a front-aspect window and two built-in cupboards, perfect for use as airing cupboards or wardrobes. Bedroom two is a further double bedroom with a front-aspect window, while bedroom three is a well-appointed single, ideal for use as a nursery, home office or dressing room. The family bathroom comprises a fitted bath with overhead shower, WC and wash basin, completing the first floor.

Externally, the property benefits from a dual-level garden, with a timber decking area directly outside the kitchen, providing the perfect spot for outdoor furniture or al fresco dining. A lawn sits below, offering space for children or pets to play while adding a lovely touch of natural colour to the garden while also housing a garden shed for storage. The property also benefits from two off road parking spaces, located in the car park beside the property. With a gate allowing access from the garden to the car park.

Accommodation (With approximate dimensions)

Entrance Hall 4' 3" x 7' 7" (1.3m x 2.31m)

Kitchen/Diner 11' 3" x 12' 11" (3.43m x 3.94m)

Living Room 15' 9" x 11' 8" (4.8m x 3.56m)

WC/Cloakroom 4' 3" x 5' 2" (1.3m x 1.57m)

First Floor

Bedroom One 8' 11" x 11' 10" (2.72m x 3.61m)

Bedroom Two 8' 11" x 9' 10" (2.72m x 3m)

Bedroom Three 6' 9" x 8' 5" (2.06m x 2.57m)

Bathroom 6' 9" x 6' 5" (2.06m x 1.96m)

Property Information

Tenure Freehold (Vacant possession upon completion).

Council Tax Band C - Westmorland and Furness Council.

Services Mains gas, water and electricity.

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

Directions From the Hackney and Leigh Carnforth office, turn right and proceed towards the traffic lights. At the lights turn left and leave Carnforth heading north on the A6, going straight on at the first two roundabouts. At the third roundabout take the second exit towards Burton and follow the road through the village. Take a left turning signposted towards Holme, passing over the motorway bridge and take the second right onto North Road. Proceed along North Road, and 1 Pear Tree Park is situated on your left hand side.

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Viewings Strictly by appointment with Hackney & Leigh.

Local Occupancy Restrictions 47 Pear Tree Park is subject to a section 106 local occupancy restriction, limited to those who have an established link or employment to Holme, Burton in Kendal, Hutton Roof, Beetham, Lupton, Kirkby Lonsdale, Milnthorpe and Arnside.

Purchasers also need to demonstrate they have a need for affordable housing and couldn't purchase this property at its full market value.

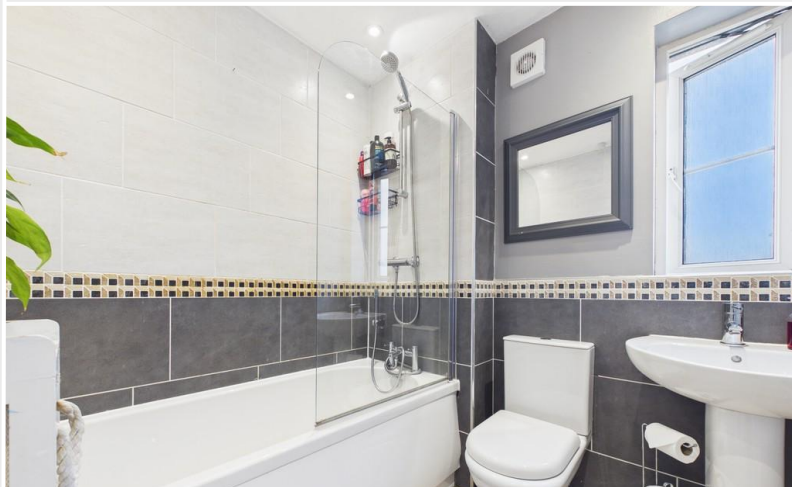
Anti-Money Laundering Regulations Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60.00 (inc. VAT) per individual or £50.00 (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 £150 (incl. vat).



Bedroom Two



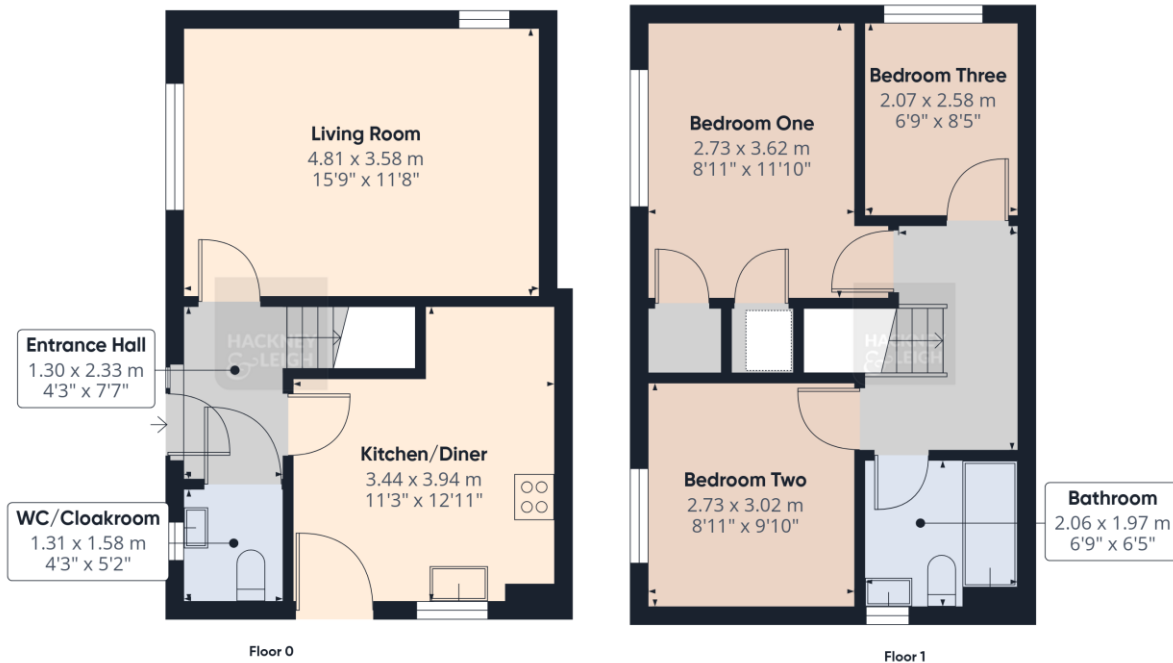
Bedroom Three



Bathroom



Garden



Approximate total area^m
 70.5 m²
 759 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.

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