



WATERHOUSE  
ESTATE AGENTS  
Local, Professional Property Services

# 1 St Anthony's Hill - Milnthorpe







## Features

- Offered with no onward chain
- Three bedrooms, two with fitted storage
- A shower room and a separate W.C
- Benefitting from countryside views
- Parking for one vehicle and a detached garage
- Secure gardens to enjoy

A delightful three-bedroom end of terrace home, positioned in a highly sought-after location in Milnthorpe and enjoying elevated views of the surrounding countryside. The property offers a perfect blend of practicality and charm, with low-maintenance gardens and the added benefit of a detached garage, making it ideal for a wide range of buyers. Upon entering the home, you are welcomed into the bright entrance porch, perfect for coats and shoes. The ground floor features an open-plan kitchen and dining area, ideal for everyday family life and social gatherings and offering ample space for cooking and dining together. The generous living room is flooded with natural light thanks to its dual aspect windows,

creating a bright and inviting atmosphere. Upstairs, the home offers three well-proportioned bedrooms, two with fitted storage and all enjoying elevated views of the surrounding area. A sleek, modern shower room and a separate W.C. complete the first-floor accommodation, providing both convenience and comfort. The gardens wrap around the property, offering a mix of patio and lawned areas, perfect for relaxing or entertaining outdoors and with space for potted plants and seating. The detached garage adds valuable storage or parking options. Offered with no onward chain, this is a fantastic opportunity to secure a well-located and versatile home ready for its next chapter. 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 porch** - A practical and welcoming entrance in to the home, offering the ideal space for storing coats, shoes, and boots. A frosted glass window provides privacy while still allowing natural light to flow through, leading into the bright and spacious kitchen/dining room.

**Kitchen** - There is space for a standalone cooker, a tall fridge, and an under-counter freezer. A front-facing window allows the morning sun to flood the space, creating a bright and welcoming atmosphere. The kitchen opens into the dining area.

**Dining room** - This dining room can comfortably accommodate a family-sized dining table and boasts a large picture window provides a lovely view of the front garden, while an additional side window brings in even more natural light. An under stairs cupboard offers useful extra storage.

**Living room** - The living room is a well-proportioned space that flows seamlessly from the kitchen and dining area, with a staircase providing a subtle division between the two areas. It features dual-aspect windows that offer plenty of natural light and lovely views over the rear garden and out towards the countryside beyond. A convenient door provides direct access out in to the garden.







## FIRST FLOOR

Bedroom 1 - Positioned at the rear of the property, this double bedroom benefits from dual-aspect windows that flood the space with natural light. There are far-reaching, elevated views across to the surrounding countryside and includes a built-in storage cupboard/wardrobe, making it both bright and practical.

Bedroom 2 - Situated at the front of the property, this is another well-proportioned double room. It includes built-in storage, providing convenient organisation solutions.

Bedroom 3 - Bedroom Three is a single room located at the rear of the property. Ideal as a child's room, guest room, home office or hobby space, it offers flexible use to suit your needs.

Shower room - A modern bathroom featuring fully tiled walls, a walk-in shower cubicle with a mains-fed shower, a hand basin, and a W.C. Bright and well-presented, this room offers a clean and contemporary feel.

W.C - Located upstairs, this convenient toilet includes a wash basin and W/C. Ideal for guests staying overnight or for families with young children, offering extra comfort and accessibility.

Garage - A detached garage located opposite the home featuring light and electric with an up and over front door.

### Externally

The front of the home features low-maintenance patio and gravelled areas, ideal for pots, plants, and additional storage. This private and secure space wraps around to the side, where a further patio is surrounded by mature plants and shrubs, creating a secluded spot perfect for sitting and relaxing. The rear garden is laid mainly to lawn, bordered by deep, well-stocked beds designed for year-round colour and interest. Enjoy lovely views of the nearby countryside, an inviting and peaceful space to spend time outdoors.



### Useful Information

Tenure - Freehold.

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

Heating - Gas central heating.

Drainage - Mains.

What3Words location - [///twee.users.resurgent](https://www.what3words.com/?q=///twee.users.resurgent).



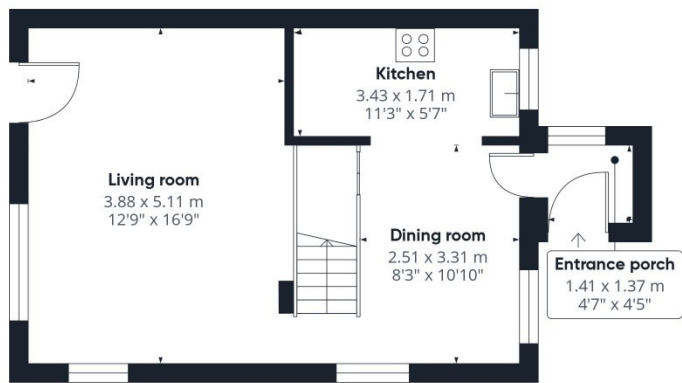
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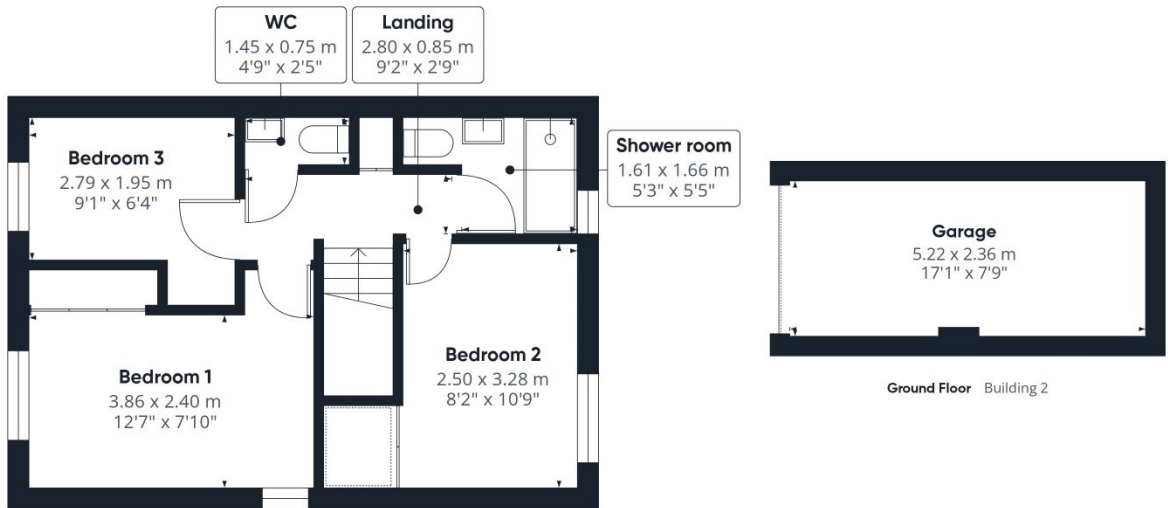




# 1 St Anthony's Hill - Milnthorpe



Ground Floor Building 1



Floor 1 Building 1



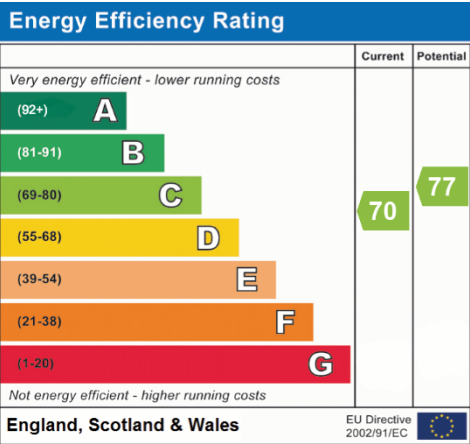
Ground Floor Building 2

Approximate total area<sup>(1)</sup>  
85.9 m<sup>2</sup>  
925 ft<sup>2</sup>

(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](mailto:info@waterhouseestates.co.uk)  
[www.waterhouseestates.co.uk](http://www.waterhouseestates.co.uk)



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