



WATERHOUSE  
ESTATE AGENTS  
Local, Professional Property Services

# 1 Windy Hill - Milnthorpe







## Features

- A detached, stone built home
- Open plan kitchen/ diner/ living area
- Parking for a small car and 2 resident parking permits
- No onward chain
- Versatile accommodation over 3 floors
- A feature Juliette balcony from the living area

Filled with natural light and character, this charming three-level home offers flexible living in a beautifully arranged layout. The entrance hall provides access to two bright double bedrooms, one with a full wall of built-in wardrobes and a stylish shower room with walk-in cubicle, WC, hand basin, and plumbing for a washing machine. Upstairs, the generous open-plan living space features vaulted ceilings with exposed beams, a bespoke stone fireplace with gas fire, and patio doors opening onto a Juliet balcony. The kitchen, fitted with classic cream units and neutral grey worktops, flows seamlessly into the dining area and

is enhanced by multiple windows that keep the space light and welcoming. On the lower ground floor, a second shower room and a versatile room would work well as a home office, workshop, or hobby space, adding further flexibility. This level benefits from its own external entrance, a sink with base units, and space for a freestanding fridge. Outside, there's room for bin storage and off-street parking for a small car. This light-filled home blends charm, practicality, and space, making it ideal for a range of lifestyles. 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 - Natural light streams in through the front door, offering access to the bedrooms, the shower room, and the staircase ascending to the open-plan living area. There is also access from the hallway to the lower ground floor.

Shower room - The contemporary shower room features a walk-in shower cubicle, a WC, and a hand basin. Plumbing is in place for a washing machine.

Bedroom 1 - A double bedroom benefiting from a full wall of built-in wardrobes and dual windows that allow plenty of natural light to flow in.

Bedroom 2 - A double bedroom with a window that allows natural light to filter in.

## FIRST FLOOR





Living room/ dining room/ kitchen - This generous and versatile space features an open-plan kitchen, dining, and living area. The living and dining area are beautifully enhanced by a vaulted ceiling with exposed beams, adding character and a sense of height. Patio doors open onto a Juliet balcony, complemented by two additional windows, creating a light-filled and airy atmosphere. A bespoke stone surround forms a focal point in the living area, with a gas fire at its center. To one side, a raised ledge provides the perfect spot for a TV, while the other side incorporates a built-in bookshelf- ideal for displaying books or decorative items. The dining area offers ample room for a dining table and flows seamlessly into the kitchen. The kitchen itself is fitted with a range of modern cream wall and base units, paired with neutral grey work surfaces. Integrated appliances include an under counter fridge, extractor hood and there is space for a freestanding cooker and tall fridge/freezer. Two further windows, one positioned above the sink, bring in even more natural light, making this a bright space.

#### LOWER GROUND FLOOR



Shower room - A shower room featuring a shower tray, WC, and hand basin, finished with white tiles and complemented by a window that allows natural light to brighten the space. There is also plumbing for a washing machine.

Versatile room/ office - A versatile room offering endless possibilities, perfect as a work from home space, hobby room, workshop, or additional storage space. It can be conveniently accessed either internally from the main property or independently via its own external door.

Hallway - here is a sink present with base units below, providing additional storage, along with space for a freestanding fridge.

#### Externally

The area leading up to the front door provides a practical space for outdoor storage and bin placement. There is space here to park a small car.



#### Useful Information

Tenure - Freehold.  
Council tax band - D (Westmorland and Furness Council).  
Heating - Gas central heating.  
Drainage - Mains.  
There are 2 residents parking permits.  
What3Words location - ///marker.months.lateral.



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**Approximate total area<sup>m</sup>**

91.4 m<sup>2</sup>  
983 ft<sup>2</sup>

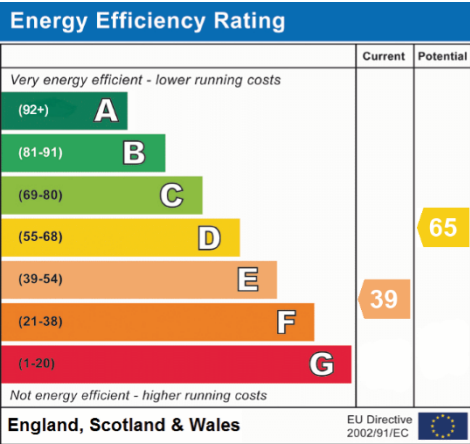
**Balconies and terraces**

1.9 m<sup>2</sup>  
20 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



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All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Waterhouse Estate Agents for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.