



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

4 Elmsfield Park Cottages - Holme



4 Elmsfield Park Cottages - Holme

Freehold £270,000



Features

- Charming and well-maintained stone-built home, built in 1996
- Spacious open-plan kitchen and dining area
- Stylish ground floor shower room with underfloor heating
- Three well-proportioned bedrooms
- Desirable location with excellent transport links, including the M6 (J35 & J36) and a regular 555 bus service
- Two car parking spaces

A charming, well-maintained stone-built home, offering spacious accommodation and tucked away in a peaceful courtyard setting. Internally, the property features a bright and spacious open-plan kitchen and dining area. The central hallway connects the ground floor and also provides access to a stylish shower room with underfloor heating. The generously sized living room is located at the front of the property and benefits from a large window and door leading to a front decked seating area. Upstairs, there are three well-proportioned double bedrooms. The main bedroom includes extensive built-in wardrobes and dual-aspect windows, while the second bedroom at the front

offers excellent flexibility and natural light with two Velux windows and a rear-facing window. The third bedroom would work well as guest room or a hobby/ office space. The family bathroom is fitted with a modern three-piece suite and useful under-sink storage. Externally, the property enjoys a private decked area to the rear, ideal for dining or relaxing outdoors. There is an enclosed front decking area, accessed via a small gate, framed by a low stone wall and 2 allocated parking spaces are included. With its countryside setting, you're never too far from essentials and it has the perfect balance of rural tranquillity and convenient access to nearby towns. The popular village of Holme is

conveniently located with easy access to both junctions 35 and 36 of the M6 motorway and is on the main line 555 bus route that runs through the village regularly linking with Lancaster, Kendal and the Lake District. Within the village there is a pub and the village primary school is rated GOOD by Ofsted. The local secondary school, Dallam, is located 3 miles away in the village of Milnthorpe. There are activities all year round for all ages ranging from toddler and baby groups to walking societies and the women's institute. There is also a cricket club, various community projects, Holy Trinity church and a crown green bowling club.



GROUND FLOOR

Kitchen/ dining room - This spacious open-plan kitchen and dining area is accessed from the rear of the property. The kitchen features a built-in upright fridge freezer, a gas hob with a stainless steel extractor hood, a double electric oven and a sink positioned beneath a large window that provides plenty of natural light. Adjacent to the main kitchen are additional wall and base units offering extra storage and workspace. There is also space here for an under-counter fridge or freezer, and the layout presents an excellent opportunity to develop this section into a dedicated utility area. The dining space comfortably accommodates a table and chairs, making it ideal for both everyday meals and entertaining.

Living room - The living room is located at the rear of the property and features a large, bay window and a door that opens out to a decked seating area, creating a seamless connection between indoor and outdoor living. This generously sized room offers plenty of space for multiple sofas and chairs, making it a perfect setting for relaxing or entertaining. The natural light from the window enhances the welcoming atmosphere.

Hallway - The hallway is centrally located within the property and provides access from the living room through to the open-plan kitchen and dining area, creating a natural flow between the main ground floor rooms. A generous under-stairs storage cupboard offers practical and convenient storage. The hallway also gives access to the downstairs shower room.





Shower room - The ground floor shower room is a stylish and practical addition to the home. It is partially finished with modern dark wall panels and includes a shower cubicle fitted with a mains-fed shower, a wash basin with built-in storage underneath, a WC, and a heated towel rail. This well-appointed space offers excellent convenience for guests or everyday use and also has underfloor heating.

FIRST FLOOR

Bedroom 1 - Located at the front of the property this is a well-proportioned double room. It boasts an abundance of built-in storage and fitted wardrobes, providing excellent space for organisation. With dual-aspect windows, the room enjoys plenty of natural light, creating a bright and airy feel throughout.

Bedroom 2 - Bedroom 2 is positioned at the rear of the property and is a spacious double room. It features modern spotlighting and benefits from two Velux windows, along with a smaller window, allowing plenty of natural light to fill the space and a built-in cupboard houses the boiler.

Bedroom 3 - Situated at the rear of the property, this room offers flexible use to suit a variety of needs. It's ideal as a guest or children's bedroom, but would also work well as a home office or hobby room.

Bathroom - The family bathroom is fitted with a modern three-piece suite, including a bath, a WC, and a wash basin with built-in storage beneath. A tiled splashback adds a practical and stylish finish around the basin area.

Externally

At the rear of the property, a paved pathway leads to a private raised decking area, ideal for outdoor dining or relaxing with a table and chairs. To the right-hand side of the path is a lower-level garden bed, perfect for planting flowers, herbs, or creating a small vegetable patch. The rear space feels private and enclosed, offering a peaceful retreat. The property also benefits from two designated parking spaces and access to the shared bin storage, conveniently located at the rear of the parking area. To the front, a small gate opens to an additional enclosed decking area, bordered by a charming stone wall. This space offers direct access into the living room and provides another spot to enjoy morning coffee or evening sunshine, surrounded by well-maintained shrubs and flowers.



Useful Information

Tenure - Freehold.

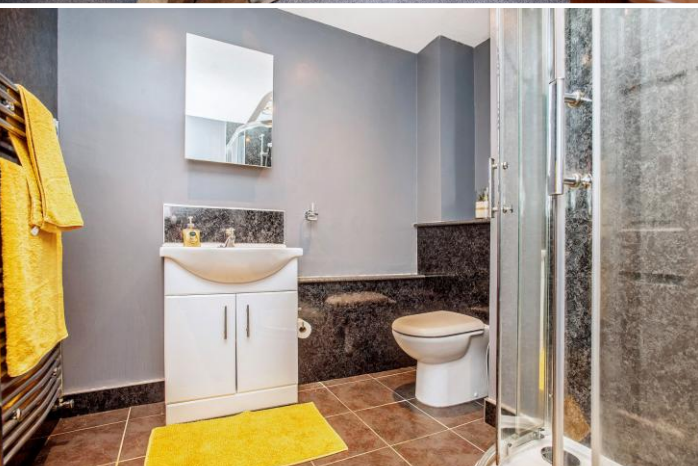
Council tax band - D (Westmorland and Furness Council).

Heating - Gas central heating (New boiler 2024, 8 year warranty).

Drainage - Septic tank.

Water - Metered.

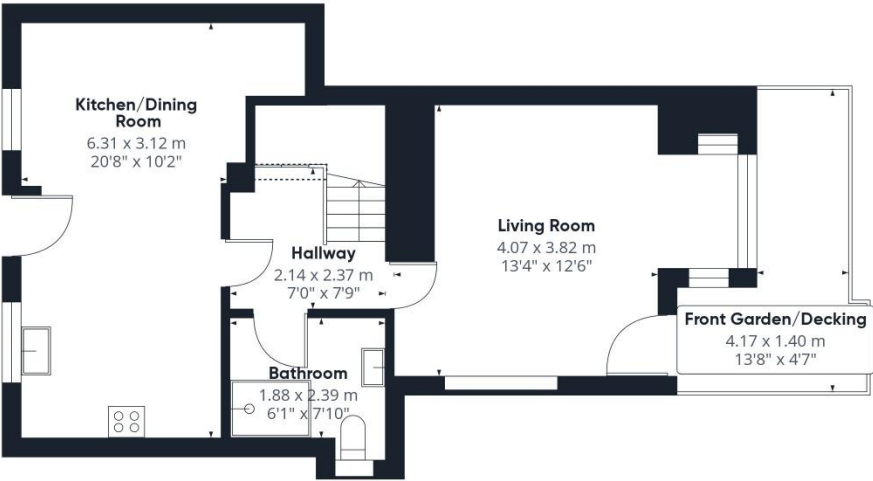
What3Words location - ///trailers.beside.weeps



**WATERHOUSE
ESTATE AGENTS**
Local, Professional Property Services



4 Elmsfield Park Cottages - Holme



Ground Floor



Floor 1

Approximate total area⁽¹⁾

93.6 m²
1008 ft²

Balconies and terraces

8.7 m²
94 ft²

Reduced headroom

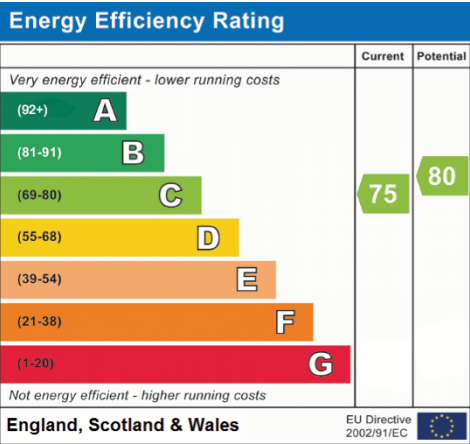
0.5 m²
5 ft²

(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.

GIRAFFE360



Waterhouse Estate Agents
10 Park Road, Milnthorpe
LA7 7AD
Tel: 01524 760048

info@waterhouseestates.co.uk
www.waterhouseestates.co.uk



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

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.