



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

Inverewe - Clawthorpe





Features

- Detached true bungalow
- Three double bedrooms
- Integrated double garage
- Generous surrounding gardens
- Potential to develop the first floor (subject to approvals)
- Located in peaceful location with elevated views of the countryside
- No onwads chain

Welcome to 'Inverewe', an impressive and spacious 3 bedroom bungalow located in a quiet, desirable location, offering the option to convert the first floor and create additional living space if required and offered with no onward chain. The ground floor offers an entrance porch that leads into the spacious open-plan kitchen and dining area, ideal for modern family living. Located off the kitchen, you'll find a separate W.C. with additional built in storage. The layout flows seamlessly into the bright and welcoming living room, complete with a cosy wood-burning stove and large sliding doors that frame stunning countryside views while providing direct access out to the rear patio and garden. A delightful sunroom adds yet another space to relax, enjoy the scenery, with doors opening to the patio on

one side and direct access to the integrated double garage on the other. The central hallway offers ample built-in storage with loft access via a pull-down ladder that provides access to the first floor, which presents an exciting potential to be developed into additional living accommodation or bedrooms. From the hallway, you'll also find the three double bedrooms and a well-appointed family bathroom. Externally, a private driveway accommodates up to four vehicles, while beautiful wraparound gardens offer a peaceful sanctuary. An elevated patio area provides a perfect spot to take in the surrounding views, entertain guests, or simply relax with family. The addition of a hot tub with a canopy overhead adds a touch of luxury to this serene outdoor space. Clawthorpe is a

picturesque hamlet located near the village of Burton-in-Kendal. The nearby village offers a range of local amenities, including a village shop with a post office, a dining pub, a multi-use sports area, a bowling green, and the Memorial Hall. The area benefits from excellent transport links, with Junction 36 of the M6 motorway just a short drive away, providing easy access to surrounding towns and cities. It is also conveniently situated near Oxenholme and Carnforth railway stations. Clawthorpe falls within the catchment area for well-regarded primary schools in Milnthorpe, Holme, and Burton-in-Kendal, as well as secondary schools in Kirkby Lonsdale, Milnthorpe, and Kendal.



Entrance porch - A bright and practical entrance to the home, ideal for removing shoes, leading seamlessly into the spacious open-plan kitchen/dining room.



Hallway - Boasting ample floor-to-ceiling built-in storage and a deep airing cupboard. From here, there is access to the main living areas on one side and the bedrooms and bathroom accommodation on the other. Loft access to the first floor is also available from this central hallway.

Kitchen/ dining room - A wonderfully sociable space, this charming kitchen/ dining room features an abundance of cream shaker-style base and wall units, complemented by dark work surfaces and classic metro tile splashbacks. Integrated appliances include a double oven with grill, an electric hob with extractor hood above, and a dishwasher. There is also space for a freestanding American-style fridge-freezer and a built-in cupboard offers additional storage. At the heart of the room is an L-shaped breakfast bar, perfect for casual dining or entertaining, while the opposite side comfortably accommodates a formal dining table, making this a versatile and inviting space for family life or hosting guests.

Living room - A beautifully light and spacious living room, featuring a distinctive round window and a sliding patio door that opens directly out onto the patio, framing stunning views of the private gardens, fields and the rolling countryside, beyond. The wood-burning stove adds a warm, cosy ambiance for cooler evenings, while double doors lead from the dining room, creating a generous and versatile open-plan layout, perfect for relaxing with family or entertaining friends.





Sun room - The sunroom offers a tranquil retreat to unwind and enjoy picturesque views of the garden and beyond. French doors lead out to the patio area, seamlessly blending indoor and outdoor living, while also offering direct access to the double garage.

W.C - Conveniently located just off the kitchen and featuring a W.C. and a hand basin set within a vanity unit offering useful storage. A window allows natural light to brighten the space.

Bedroom 1 - A generously proportioned double bedroom featuring a wall of built-in wardrobes and matching double drawers. The space is filled with natural light from the two windows, including a large picture window that showcases far-reaching views of the surrounding countryside.

Bedroom 2 - A generous double bedroom enjoying views through the large window overlooking the rear garden and landscape beyond.

Bedroom 3 - A bright double bedroom with dual-aspect windows offering views over the front patio and to the side of the property.



Bathroom - The bathroom features a modern three-piece suite, including a bath with an overhead shower that offers both a handheld attachment and a rainfall showerhead. A W.C. and a hand basin set within a sleek vanity unit, provide useful storage, with a mirror above. Practical aqua panelling surrounds the bath and is complemented by a fully tiled floor. A mains-fed heated towel rail provides added comfort, and a large frosted window fills the space with natural light while maintaining privacy.

Double garage - A spacious double garage featuring up and over doors and convenient internal access from the sunroom. The garage is equipped with power and water, including plumbing for a washing machine. A frosted side window allows natural light to enter.

FIRST FLOOR – Versatile attic space - A fantastic space with the potential to be converted into additional living accommodation or bedrooms (subject to the necessary building regulations). Two Velux windows provide elevated views of the surrounding countryside, while a door offers access to further loft space above the remainder of the property.

Externally - A gated drive offers ample parking for multiple vehicles and provides direct access to the property. At the front, a practical patio with a raised border creates the perfect spot for displaying potted plants and adding colour. A pathway leads around the side of the home to the rear garden, where you'll find a formal lawn and an elevated patio area that makes the most of the sweeping countryside views, ideal for both relaxing and entertaining. At the bottom of the garden, a hot tub with an overhead canopy offers a private retreat and adds a touch of luxury. The expansive lawn continues along the side of the property and wraps around to the opposite side of the driveway. Mature hedging borders the garden, ensuring privacy and creating a tranquil haven for garden enthusiasts.

Useful Information

Tenure - Freehold.

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

Heating - Gas (LPG) central heating.

Water - Mains.

Drainage - Septic Tank.

What3Words location - [///solving.twitches.mock](https://www.what3words.com/solvingtwitchesmock)



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