



WATERHOUSE  
ESTATE AGENTS  
Local, Professional Property Services

# Greycot - Ackenthwaite







### Features

- Offered with no onward chain
- 3 double bedrooms, one with access out to the garden
- An open plan kitchen/ diner and living room
- Generous and well tended gardens with parking for 2 vehicles
- Located in a quiet residential location
- An additional garden room to enjoy

Located in a peaceful rural setting with lovely views across to open countryside, this delightful 3 bedroom, true bungalow offers a rare opportunity to enjoy single-level living surrounded by nature. Offered with no onward chain, this property is ideal for those seeking a quieter pace of life without compromising on space or comfort. Set within generous, beautifully maintained gardens, the home boasts a range of mature planting, colourful borders, and established fruit trees with several seating areas thoughtfully positioned to enjoy the sun and the stunning views. Inside, the layout is spacious and practical, comprising a welcoming entrance porch, a useful utility room with storage, a bright and modern kitchen/diner with garden views and space for a dining table and open to

the living room with a log-burning stove. The stunning garden room is filled with natural light and panoramic views, with access out to the front garden creating an ideal, private space to relax or entertain. Three generously sized double bedrooms, one of which has access out to the garden and a well-appointed shower room. Offering flexibility, peaceful surroundings, and excellent outdoor space, it would suit a range of buyers including downsizers, families, or those looking for a countryside retreat. Ackenthwaite is a charming hamlet located just outside Milnthorpe, nestled in the rolling countryside with origins dating back to medieval times. Milnthorpe is a large 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.





Entrance porch - A welcoming entrance porch with space to remove and store coats, shoes, and bags, complemented by an abundance of natural light. There are lovely views out of the window to the garden beyond.

Hallway - Two steps lead up from the entrance porch to this hallway which gives access to bedroom 3, the utility room and the kitchen.

Bedroom 3 - A bright and generously sized double bedroom featuring French doors that open directly out into the front garden. Versatile in use, this third bedroom could also serve as a cosy snug, a home office, or a playroom.

Utility room - A good sized, practical utility space featuring a WC, wash basin, plumbing for a washing machine, and a built-in storage cupboard. An elongated window allows natural light in while maintaining privacy.

Kitchen/ diner - A stylish and modern kitchen featuring grey shaker-style cabinetry with ample storage and wood-effect worktops. Integrated appliances include a waist-height oven and gas hob, with space for a tall fridge freezer. The kitchen enjoys lovely views over the rear garden, as well as through to the front garden via







the adjoining living room. This open-plan layout also offers ample space for a dining table, making it a sociable and functional heart of the home.

**Living room** - With a large window allowing plenty of natural light and additional light flowing in from the kitchen, this is a bright and inviting living room to relax in with family and friends. A log-burning stove sits on a slate hearth, adding warmth and character, while the wooden flooring continues seamlessly from the kitchen, creating a cohesive and cosy feel.

**Garden room** - A fantastic addition to the home, this generously sized room is filled with natural light and benefits from dual access, both from the main hallway and directly from the front garden. With stunning panoramic views over the garden to the open countryside beyond, it offers a peaceful and inviting space to relax and unwind.

**Main hallway** - An 'L' shaped hallway providing access to the living room, garden room, two bedrooms and the shower room. It also features access to the attic and an open alcove with built-in shelving for added storage.

**Bedroom 1** - A double bedroom overlooking the garden room, featuring a fitted desk and shelving - ideal as a versatile space for working, studying, or relaxing.

**Bedroom 2** - Situated at the rear of the home, this double bedroom features a large picture window that fills the room with natural light and offers lovely views of the garden. An alcove with a wardrobe provides convenient storage.

**Shower room** - Featuring a walk-in, mains-fed shower, a WC, and a hand basin set within a vanity unit offering storage below. Additional features include a heated towel rail and a built-in cupboard that houses the boiler and providing further useful storage.

**Externally** - The front garden features a central lawn bordered by well-established, mature planting, with a striking magnolia tree. From here, you can enjoy lovely open views of the surrounding countryside, making it a peaceful spot to sit and take in the setting. Access to the rear garden is available from both sides of the property, one of which is a good space and paved and provides a useful, tucked away area for storage. The rear garden is equally delightful, offering a gravelled driveway with space to accommodate two vehicles and a large shed at the far end for storage. A second shed provides further storage options, and there's a recently added summerhouse, perfect for relaxing or using as a hobby space. The majority of the rear garden is laid to lawn, complemented by thoughtfully planted borders and mature trees. A raised bed is dedicated to fruit trees, including cherry, pear, damson, plum, and eating apples. You'll also find rhubarb and an impressive cooking apple tree. With multiple seating areas dotted throughout, this is a garden designed to be enjoyed year-round.

#### Useful Information

House built - 1959.

Tenure - Freehold.

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

Heating - Gas central heating.

Partly re-wired in 2024.

Drainage - Mains.

What3Words location - [///guardian.taxed.paces](https://www.what3words.com/lookup/3qgq+g3qg+g3qg).



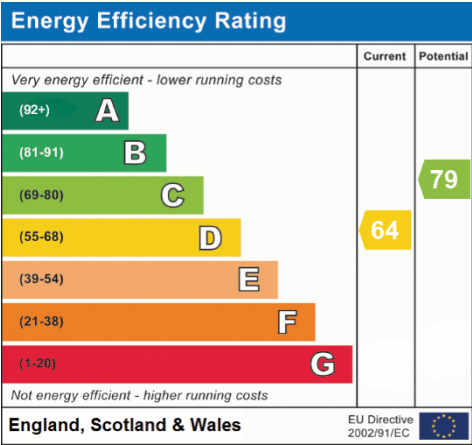
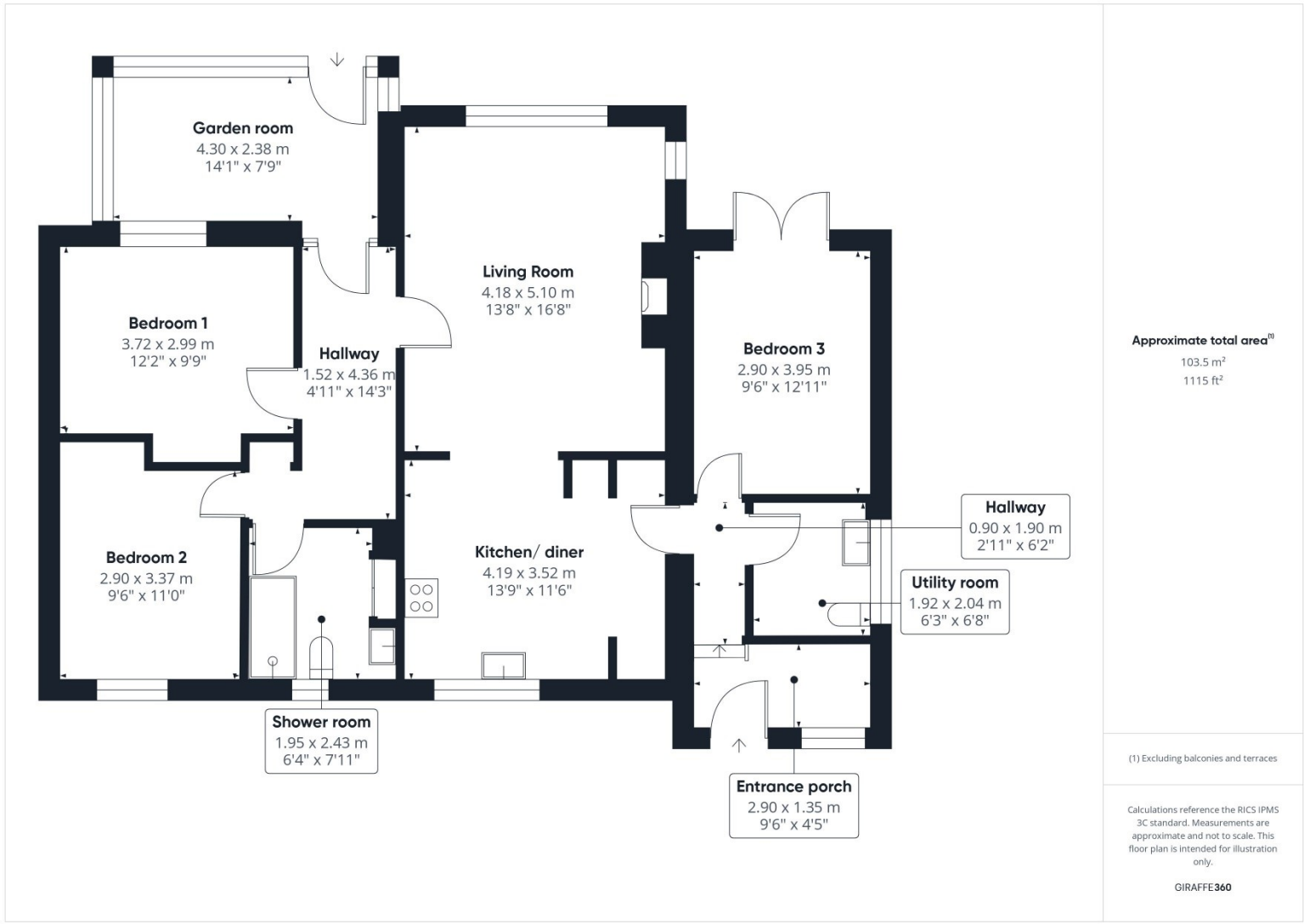
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