



WATERHOUSE  
ESTATE AGENTS  
Local, Professional Property Services

## 12 St Anthony's Close - Milnthorpe







### Features

- Two double bedrooms (one with en-suite)
- Lovely views towards Farleton Knott and to countryside beyond
- Light and airy, versatile accommodation throughout
- A generous corner plot designed to be low maintenance
- A detached garage

A versatile two double bedroom, two bathroom home, tucked away in a popular residential area, boasting wrap-around gardens and lovely views towards Farleton Knott and the surrounding countryside. On the ground floor, the property features an entrance porch and hallway, a double bedroom with a wall of built-in storage, and a modern bathroom. The open-plan living area combines spacious living with a vaulted ceiling, with space for dining and a modern kitchen, thoughtfully designed to feel open yet zoned and flooded with natural light and enjoying far-reaching views. The first floor houses a large mezzanine bedroom, a bright and modern en-

suite shower room, and a versatile space above the kitchen that could be used as a study, reading nook, or creative area. The wrap-around gardens offer a private and secure outdoor space, perfect for adding your own personal touch, socialising, and for al fresco dining in the warmer months while taking in the open views. There is a detached garage included that is located close by. St Anthony's Close is a sought-after residential location, just a five-minute walk from the centre of Milnthorpe, combining convenience with a peaceful setting. 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 bright and welcoming entrance porch with an exposed wooden flooring, offering a practical space to remove boots and shoes, with handy room to hang coats and bags.

**Hallway** - An open hallway offering access to the bathroom, bedroom two, and the open-plan living room and kitchen. There is an under-stairs cupboard, ideal for keeping the space organised and clutter-free.

**Living room/ dining room** - A bright and spacious room offering wonderful far-reaching views through the sliding doors towards Farleton Knott and the surrounding countryside, while also providing effortless access to the garden. A feature wood-burning stove adds a cosy focal point to the generous space, which easily accommodates a dining table for four. The impressive vaulted ceiling, with exposed wooden beams and a Velux window, enhances the sense of light and height, creating a welcoming and characterful atmosphere.

**Kitchen** - Open to the living room yet thoughtfully zoned, this bright kitchen features modern cream gloss base and wall units complemented by sleek grey work surfaces. Integrated appliances include an oven, an induction hob with cooker hood above and there is space for a tall fridge freezer. A window frames lovely views across to Farleton Knott and beyond, bringing a touch of the outdoors in.





Bedroom 2 - A ground floor double bedroom with front-facing views, feature wooden ceiling beams and two deep built-in wardrobes offering excellent storage. Currently used as a home office, the room retains a charming cottage feel and offers versatile use.

Bathroom - A modern and stylish bathroom suite comprising a bath with overhead mains shower, concealed cistern WC and a hand basin set within a vanity unit with white tiled walls. There is a heated towel rail and a large wall mirror adding both practicality and a sense of space.

#### FIRST FLOOR

Bedroom 1 - A generous and unique double bedroom on the mezzanine level, complete with balustrades overlooking the living area below. This versatile space can remain open to enhance the airy feel or be enclosed for added privacy. Two Velux windows, to both the front and rear, frame charming views and fill the room with natural light.

En-suite - A modern and bright en-suite featuring a quadrant shower cubicle with a mains-fed shower, W.C, and a wall-mounted hand basin. A Velux window fills the room with natural light, complemented by white tiled splashbacks and stone-effect floor tiles and a feature wooden beam for character. A heated towel rail adds comfort, while a built-in storage cupboard provides the perfect place to keep toiletries neatly tucked away.

Office nook - Tucked just off bedroom 1, this cleverly designed space above the kitchen overlooks the living room and offers a versatile area that could be used as a home office, a cosy reading nook, or simply for additional storage.

#### Externally

Steps lead down into the low-maintenance front garden, enclosed by fencing and featuring a main patio area with gravelled sections. An integral outhouse provides practical storage for garden equipment and includes plumbing for a washing machine, space for a tumble dryer, and houses the boiler. A tall canopy shelters the front door, creating a welcoming entrance before stepping foot inside. Additional steps descend to the side garden, which includes a decked area at one end and plenty of space to create deep flower beds and planted zones. A path, bordered by a barked planting area, leads around to the rear garden, currently laid as a patio. Here, a mature corkscrew hazel tree adds character, with a further decked area designed to capture the views. This garden offers an ideal space for al fresco dining and socialising with family and friends, making the most of outdoor living. There is a garage included that is located very close by.

#### Useful Information

House built - circa 1990.

Tenure - Freehold.

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

Heating - Gas central heating (boiler installed 2023).

Drainage - Mains.

What3Words location - ///clan.matchbox.rely.



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**Approximate total area<sup>(1)</sup>**

67.1 m<sup>2</sup>  
722 ft<sup>2</sup>

**Reduced headroom**

4.1 m<sup>2</sup>  
45 ft<sup>2</sup>

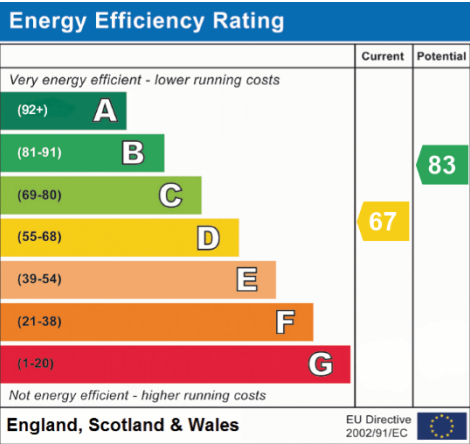
(1) Excluding balconies and terraces

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



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