



WATERHOUSE
ESTATE AGENTS

St Anthony's Close | Milnthorpe |





Features

- Far reaching countryside views
- Two double bedrooms (one with en-suite)
- Modern kitchen and bathrooms
- Corner plot
- Private residential location
- Garage
- Close to amenities and transport links
- Versatile living accommodation
- Built in storage throughout

A versatile two double bedroom home tucked away in a popular residential area boasting views of Farleton Knott and the countryside beyond and offered with no onward chain. This property is certain to appeal to a wide range of purchasers with single floor living accommodation enabled and spacious wrap around gardens. Internally the ground floor boasts an entrance porch and hallway, double bedroom and recently installed bathroom. The open living room combines a dining area and the modern kitchen all open yet zoned and enjoying far reaching views. The large mezzanine bedroom can be found on the first floor along with a modern en-suite

shower room and a versatile area above the kitchen that can be used a variety of different ways such as a study or reading nook. The wrap around gardens provide a private and secure space to add your own stamp to and space for socialising as well as al fresco dining in the warmer months while enjoying the open views. St Anthony's Close is a popular residential area located just outside central Milnthorpe but still within an easy 5 minute walk in to the centre. 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 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, 3 pubs, several independent shops and a variety of eateries.



Entrance porch

1.12m x 1.71m (3' 8" x 5' 7") A bright entrance porch with an exposed wooden floor and room to take off boots and shoes and space to hang bags and coats.

Hallway

1.13m x 2.12m (3' 8" x 6' 11") Leading to the bathroom, bedroom 2 and the open living room, there is a generous under the stairs cupboard here perfect for ensuring clutter free living.

Living room

3.92m x 4.08m (12' 10" x 13' 5") A bright and open room boasting far reaching views out through the sliding doors towards Farleton Knott and countryside beyond and providing effortless access out to the garden. There is a feature wood burning stove standing proudly and adding a homely touch to the generous room with space to accommodate a dining table for four. The impressive high vaulted ceiling boasts wooden beams and a Velux window allows an abundance of natural light though.

Kitchen

1.77m x 2.67m (5' 10" x 8' 9") Open to the living room yet zoned with modern cream base and wall units and complementary grey work surfaces with matching splashbacks. There is an integrated oven, electric hob with cooker hood above and space to accommodate a tall fridge freezer. There are wonderful views out of the window to Farleton Knott and beyond.

Bedroom 2

2.68m x 3.03m (8' 10" x 9' 11") A double ground floor bedroom with front facing views, feature wooden ceiling beams and two deep built-in wardrobes perfect for storage.

Bathroom

1.76m x 2.32m (5' 9" x 7' 7") A newly installed suite with a bath and overhead mains shower, concealed cistern WC and hand basin within a vanity unit. Fresh white tiled splashbacks adorn the walls with a heated towel rail present and a large mirror to one wall.

Bedroom 1

3.92m x 4.4m (12' 10" x 14' 5") A spacious double bedroom located on the mezzanine floor with balustrades overlooking the living area. This space can be open or separated off for privacy. There are views to be enjoyed through two Velux windows to both the front and rear of the property.

En-suite

1.77m x 2.08m (5' 10" x 6' 10") A modern and bright en-suite offering a quadrant shower cubicle with mains fed shower, W.C and a wall mounted hand basin. A Velux window allows natural light to flood in with white tiled splashbacks, stone coloured floor tiles and a heated towel rail.

Office nook

1.78m x 2.79m (5' 10" x 9' 2") Located off bedroom 1, this is a thoughtful use of additional space above the kitchen with views over the living room that could be utilised as an office or as a





reading nook or for storage.

Externally

Steps lead down and into the low maintenance front garden, surrounded by fencing and offering a main patio section with gravelled areas. to the side. There is an integral outhouse perfect for storing garden equipment with plumbing for a washing machine and tumble dryer. A canopy covers the front door providing a sheltered area before entering the home. Further steps lead down to the side garden with a decked area at one end and ample space to create deep flower beds and planted areas. A path leads around to the rear garden currently laid as a patio area outside the living room with a further decked area. This is the ideal space for al fresco dining and socialising with family and friends while making the most of the open and far reaching views.

Useful Information

House built - 1989.

Council tax band - C (SLDC).

Heating - Gas central heating (boiler installed December 2021)

Tenure - Freehold.

Drainage - Mains.

What3Words location - ///young.clerics.nicely.



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

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

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