

40
YEARS
1982 - 2022

HACKNEY
& LEIGH



Ackenthwaite

£435,000

Fair Lawn, Ackenthwaite, Milnthorpe, LA7 7DH

If you are looking for a attractive immaculately presented four bedroom detached home with garage, workshop, large parking area and private garden located a short distance from town amenities then look no further. The current owners of Fair Lawn have sympathetically mixed the original 1930s art deco period features with a contemporary modern twist adding to the charm of this characterful property.

Quick Overview

Attractive Four Bedroom Detached House
Immaculately Presented
Period Features Throughout
Ideally Situated for Local Schools
Private Garden
Original 1930s Open Fireplaces
Separate Workshop / Office / Gym / Studio
Large Parking Area Ideal for Campervan
Detached Garage
Superfast Broadband 80Mbps* Available



4



1



2



D



80Mbps



Garage and
large driveway

Property Reference: AR2472

Property Overview

The charm and character of this 1930s detached home is apparent as you approach the front door. Welcomed with ornate art deco lead patterned windows either side and a veranda with slate tiled roof running the full length of the front of the property with red clay tiles underfoot.

On entering through the front door into a spacious bright hallway from which there are two reception rooms leading off on either side. On the left is a bright and cosy living room with a large bay window to the front and double glass doors leading to the private outside seating area at the side of the house. A Hunter multi-fuel stove provides an attractive centre piece to the room and is perfect for cosy nights at home. The chimney breast wall is boldly decorated and has pitch pine shelves in the recess. The exposed original floorboards provide additional charm to this attractive room as well as the original doors which are featured throughout the property.

Across the hallway is the equally characterful dining room with wooden floorboards, picture rail and the original art deco tiled fireplace with working flue. This delightful second reception room, also with a large bay window overlooking the front garden, has plenty of space for a dining suite.

Through the dining room is a small room currently fitted out as a useful home office space with desk and shelving but this space could be used for a multitude of purposes. A sliding door leads to a downstairs W.C which features a modern basin with waterfall tap and handy storage draws beneath.

The kitchen, also accessed from the central hallway, is home to a fantastic Rangemaster cooker with five gas hobs, two electric ovens, grill and extractor hood. There is a good range of cream shaker wall and base units with marble effect worktop and additional pitch pine shelving. The large open fireplace is currently used as a handy and attractive way to store logs but a working flue gives the option to install a wood burner if desired. The kitchen, along with the office, bathrooms and utility room feature quality Karndean flooring and spotlighting.

Leading off the kitchen is the utility room with cupboards, a worktop and space for washing machine, dishwasher and fridge freezer. A door leads to the parking area at the back of the house.

On the second floor, all the rooms lead off the spacious gallery landing. Bedrooms one and two, located at the front of the house with open views, are both generous doubles with wooden floorboards, picture rails and original 1930s tiled working fireplaces. Bedroom three, also a double, features an original fitted storage cupboard and picture rails. Bedroom four is a single room which would also make an ideal home office or nursery.

The family bathroom features a large bath with central waterfall tap and overhead shower with screen. The modern basin also features a waterfall tap and has storage draws beneath and mirror with lighting above. The walls are covered with unusual large textured porcelain tiles. The toilet is located separately, next door to the bathroom.

In summary Fair Lawn is an immaculately presented family home which perfectly mixes modern features with period charm and will suit a range of purchasers.



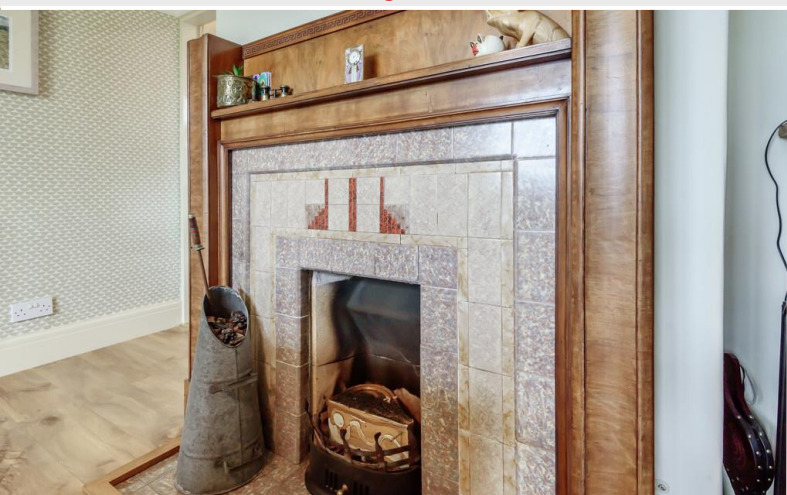
Front Door



Living Room



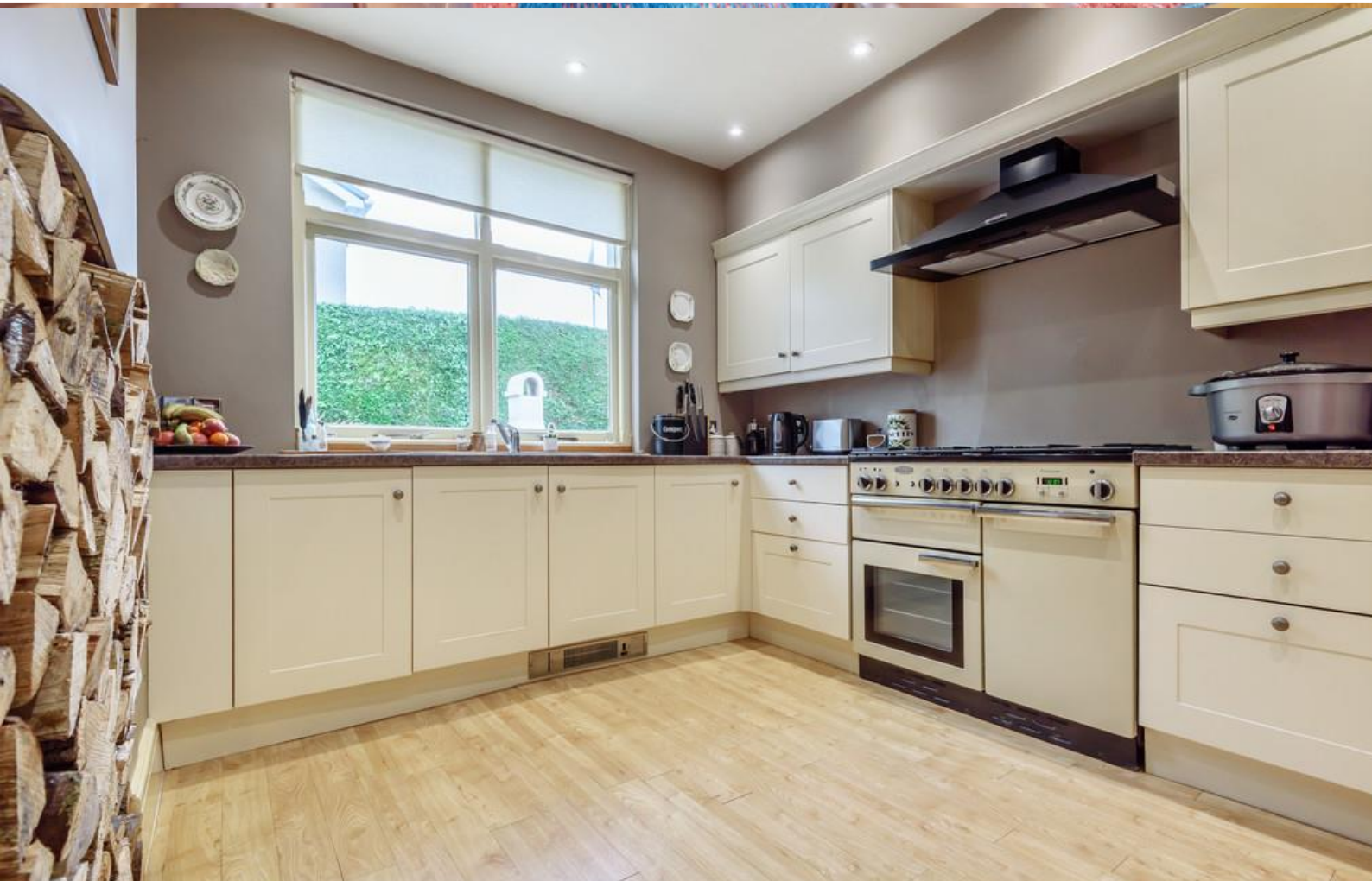
Dining Room



Art Deco Fireplace - Dining Room



Living Room



Kitchen



Kitchen



Bedroom Three



Bedroom Four



Bathroom

Outside

The main garden is to the front of the property where a small magnolia tree sits proudly in the centre of the immaculate lawn. Privacy is ensured by the mature shrubs and small trees surrounding the garden and a stone wall surrounds the whole plot. At the side of the property is a secluded seating area with built in BBQ which enjoys the afternoon sun. There is also a handy outside tap, a double electric socket and PIR lighting.

Garage and Parking

Fair Lawn has a driveway to the side of the house leading to a garage and large gravelled area providing parking for up to eight cars and offering the perfect place to store a camper van or boat. The garage has an electric roller door, lighting and power sockets. A door leads through to an additional multi purpose room next door, with window and separate entrance, which could be a workshop, gym, home office or art studio amongst other things. On the other side of the garage is an additional locked storage area, with light, ideal for log storage and to keep ladders hidden out of sight.

Location

Fair Lawn is located in the popular small market town of Milnthorpe to the south of Kendal and north of Carnforth and is just 3 miles from junction 36 on the M6. Many amenities are available in the town including a variety of shops, a supermarket, a doctors, dentist, chemist, churches, public houses and takeaway restaurants. The local park is home to the football and cricket club and has a play park and exercise equipment. Milnthorpe also boasts a primary and secondary school both rated as good by Ofsted.

Fair Lawn is located on the left hand side after the entrance to Dallam School when heading out of Milnthorpe towards Crooklands on the B6385.

What3words ///metals.danger.sideburns

Accommodation (with approximate dimensions)

Living Room 14' 0" x 13' 1" (4.27m x 3.99m)

Dining Room 13' 5" x 11' 10" (4.09m x 3.61m)

Kitchen 10' 10" x 10' 9" (3.3m x 3.28m)

Utility Room 7' 8" x 6' 0" (2.34m x 1.83m)

Office 8' 0" x 7' 4" (2.44m x 2.24m)

Bedroom One 13' 10" x 11' 10" (4.22m x 3.61m)

Bedroom Two 11' 11" x 11' 10" (3.63m x 3.61m)

Bedroom Three 10' 11" x 9' 10" (3.33m x 3m)

Bedroom Four 7' 5" x 7' 4" (2.26m x 2.24m)

Garage 18' 11" x 9' 5" (5.77m x 2.87m)

Multi-functional Room 14' 9" x 14' 7" (4.5m x 4.44m)



Bedroom Two



Bedroom One



Garage and Store Rooms



Utility Room



Parking Area

Services Mains drainage, water, electricity and gas. Broadband. Satellite dish. Heating - Gas central heating (boiler has been serviced regularly)

Council Tax Band E South Lakeland District Council

Tenure Freehold

Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.

Viewings Strictly by appointment with Hackney & Leigh Arnside Office.

N.B Under the Estate Agency Act 1979 it is a legal requirement that we inform you if the vendor is employed or has any connection within Hackney and Leigh. The vendor of this property has a connection with an employee of Hackney and Leigh.

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01524 761806** or request online.



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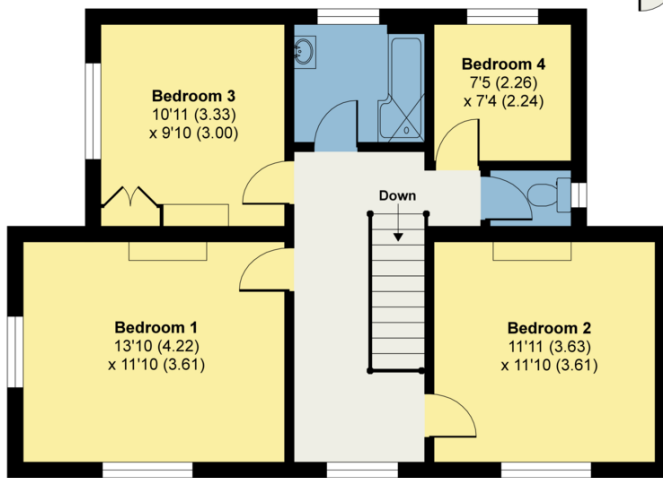
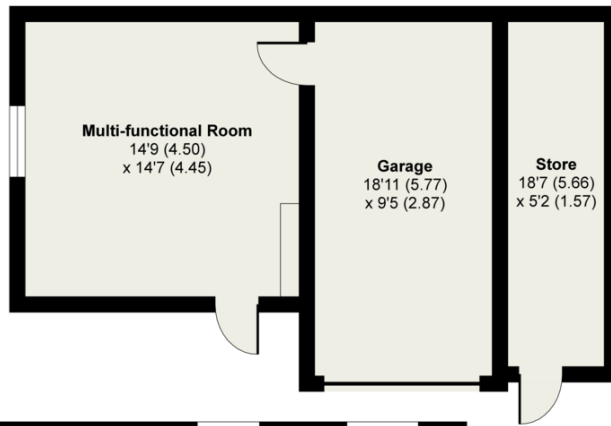
Approximate Area = 1407 sq ft / 130.7 sq m

Garage = 181 sq ft / 16.8 sq m

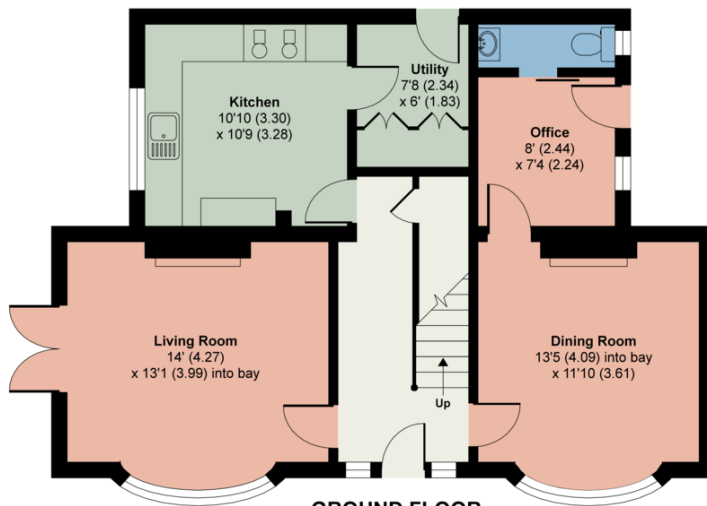
Outbuildings = 312 sq ft / 29 sq m

Total = 1900 sq ft / 176.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checon 2022. Produced for Hackney & Leigh. REF: 900528

A thought from the owners...

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