



Milnthorpe

£270,000

2-3 Windy Hill, Milnthorpe, Cumbria, LA7 7PZ

Situated in the heart of Milnthorpe village, 2-3 Windy Hill is a wonderfully presented period cottage boasting charm and character. The current owners have beautifully modernised the home throughout creating contemporary spaces perfectly blended with exposed beams and stone work. This charming cottage would suit a wide range of buyers including those looking for a family home, downsizing for retirement or a second home. It would also made an ideal holiday let cottage or long term rental for those looking for an investment.

Quick Overview

- Three Bedroom Cottage
- Packed with Character & Original Features
- Immaculate Presentation
- Close To Local Amenities
- Popular Village Location
- No Onward Chain
- Modern Kitchen With Separate Dining Room
- Investment Potential
- Off Street Parking
- Superfast 80Mbs* Broadband Available*



3



1



2



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Superfast
Broadband



Off Road Parking

Property Reference: AR2489



Kitchen



Kitchen



Living Room



Dining Area

Property Overview On entering the cottage, the beautiful contrast of original stone work and exposed wooden beams with chic modern décor is apparent straight away. The entrance hallway gives access to the utility room and leads into the deceptively spacious and immaculately presented dining room. To the left, step down into the homely kitchen boasting traditional shaker style base and wall units, integrated oven, electric hob with extraction hood and providing the 'wow' factor is the AGA oven (currently not connected).

Steps lead from the dining room into the equally characterful living room - a perfect cosy space to relax and unwind. A red brick fireplace with stone hearth and wooden mantle provides an attractive focal feature for the room and gives the option of a wood burner or multi fuel stove if desired. Two windows overlooking the quiet front elevation provide a light and airy feel.

A further storage room to the rear of the property provides access to the store and alley behind.

To the first floor you will find three generously proportioned bedrooms and the family bathroom. The first bedroom, located at the end of the hallway and bedroom two overlooking the front elevation are both tastefully decorated and feature fitted wardrobes. The third bedroom can be used for a multitude of purposes including a single bedroom or home office. The recently installed sleek and elegant bathroom is fitted with a three piece suite consisting of a W.C., a hand wash basin and a bath with shower attachment.

2-3 Windy Hill is a charming character cottage that is ready for a new owner to move straight into and enjoy.

Outside Externally, there is a low maintenance front driveway / patio area which provides off road parking. There is an additional outbuilding at the back which can be accessed from the property or via an alleyway from Shovel Lane.

Parking Off road parking available to the front of the property.

What3words [///briskly.hike.torso](https://www.what3words.com/briskly.hike.torso)

Location Milnthorpe is superbly positioned on the edge of the Arnsdale & Silverdale Area of Outstanding Natural Beauty with excellent walks and stunning scenery to be enjoyed just a short distance from the property. The



Kitchen



Living Room



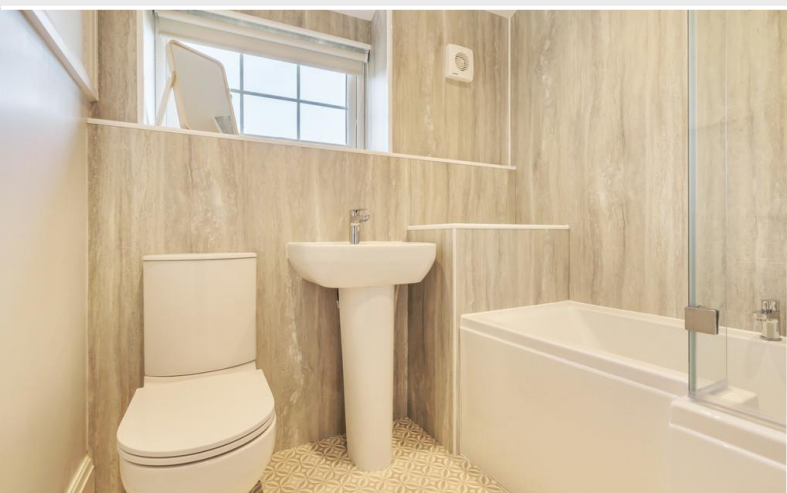
Bedroom One



Bedroom Two



Bedroom Three



Bathroom

market town boasts a great selection of local amenities such as a doctors surgery, dentist, pharmacy, supermarket, churches, two pubs and a choice of 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.

The M6 motorway can be reached within 10 minutes and there is a regular bus service that runs seven days a week from Lancaster up to Keswick in the Lake District.

From the Arnside office head east on The Promenade towards Station Road then turn left onto Sandside Road. Continue along the coast through Sandside and into Milnthorpe. Head straight over the traffic lights take the second left into Police Square. A right turn will bring you onto Windy Hill where the property is located on your left hand side.

Accommodation (with approx. dimensions)

Living Room 14' 4" x 13' 0" (4.37m x 3.96m)

Dining Room 12' 4" x 9' 2" (3.76m x 2.79m)

Kitchen 11' 10" x 8' 6" (3.61m x 2.59m)

Utility Room 6' 8" x 2' 7" (2.03m x 0.79m)

Bathroom

Bedroom One 14' 10" x 9' 1" (4.52m x 2.77m)

Bedroom Two 10' 10" x 9' 2" (3.3m x 2.79m)

Bedroom Three 10' 10" x 6' 5" (3.3m x 1.96m)

Property Information

Services Mains electricity, gas, water (not metered) and drainage.

Tenure Freehold

Council Tax Band C - South Lakeland District Council

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 The vendor of this property has a connection with an employee of Hackney and Leigh. 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.



Bathroom



Front Door



View from Cottage



Parking and Patio

Request a Viewing Online or Call 01524 761806

Meet the Team

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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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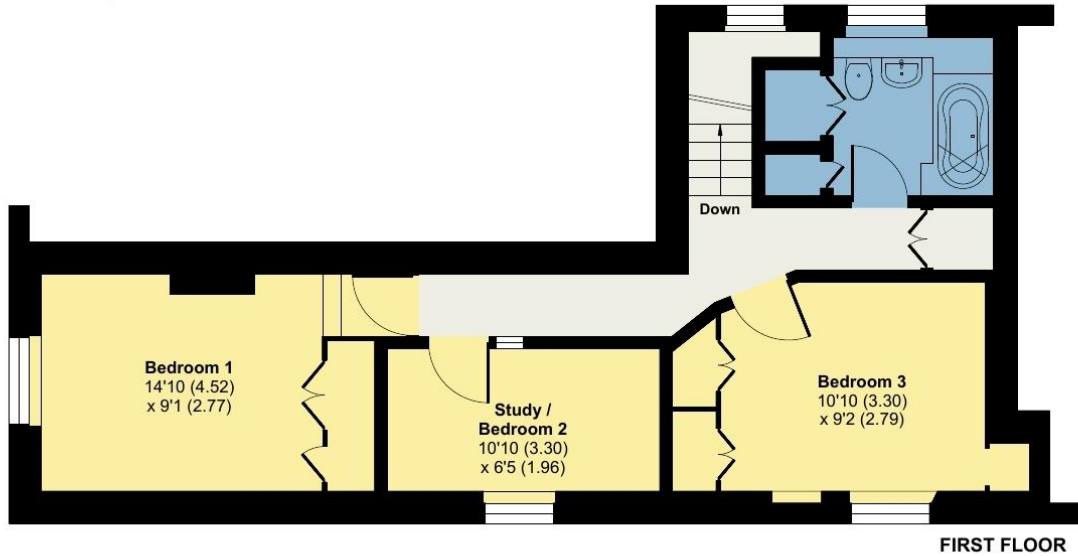
Windy Hill, Milnthorpe, LA7

Approximate Area = 1054 sq ft / 97.9 sq m

Outbuilding = 10 sq ft / 0.9 sq m

Total = 1064 sq ft / 98.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hackney & Leigh. REF: 941598

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