



Holme

£175,000

3 Farleton View, Holme, Carnforth, Cumbria, LA6 1QU

A traditional two bedroom terraced cottage ideal for first time buyers, investors or those looking for a holiday home alike. New carpets have been laid, new kitchen and bathroom fitted, new central heating system installed and freshly decorated, all that is really left to do is turn the key into this semi rural property offering countryside views and walks on the doorstep.

This fabulous home also comes complete with lawned garden and outbuilding to the rear and versatile loft room.

Quick Overview

- Traditional Terraced Cottage
- New Central Heating System
- Newly Fitted Kitchen and Bathroom
- Recently Re Decorated
- Countryside Views
- Rear Garden and Outbuilding
- No Onward Chain
- Versatile Loft Space
- Semi-rural Village Location
- Superfast Broadband 20 Mbps*



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Superfast
Broadband



On Street
Parking

Property Reference: C2264



Living Room



Kitchen



Bedroom One



Bedroom Two

Location Farleton View is located in the popular village of Holme, which is conveniently located for easy access to both junctions 35 and 36 of the M6 motorway and is on the main line 555 bus route that runs through the village regularly linking with Lancaster- Kendal and the Lake District, ideal for those that need to commute. The property is also conveniently located within commutable distance of both the Lake District National Park and the Yorkshire Dales National Park.

Within the village there is a pub and the village primary school is rated GOOD by Ofsted. The local secondary school - Dallam- is located 3 miles away in the village of Milnthorpe. The village has a busy active community with activities all year round for all ages ranging from toddler and baby groups to walking societies and the women's institute. There is also a cricket club- various community projects- Holy Trinity church and a crown green bowling club.

Property Overview Enter this charming cottage into a glazed entrance porch with feature stained glass and leading into a light filled and neutrally decorated living room. The living room has new carpets under foot, focal chimney breast with flagged hearth and offering the opportunity to add a stove. Cupboard to the chimney recess and wooden doors leading to the kitchen and the first floor staircase.

The recently installed kitchen features a range of units with complementary worksurfaces and tiling. The kitchen is equipped with a stainless steel sink unit with drainer and mixer tap, new electric oven (available by separate negotiation), space for an upright fridge/freezer and space and plumbing for a washing machine. Fantastic original quarry tiled flooring, undertairs storage cupboard and glazed door leading to the rear of the property.

Down the steps into a glazed wood clad timber framed rear porch providing access to the rear patio, garden and outbuilding and offering space to store muddy shoes following walks exploring the local countryside.

Ascend the newly carpeted stairs to the first floor where you will find two bedrooms with bedroom one having a traditional feature fireplace and wooden flooring and views over the front and bedroom two to the rear with far reaching views over to the rolling countryside.

The newly fitted bathroom comprises of low level W.C., wall hung vanity sink unit with drawer unit, walk in shower and stylish complementary tiling to the walls and floor.

To the second floor is a versatile loft room accessed from the landing via a pull down ladder which has been used previously as a home office but has a multitude of possible uses. Exposed beams and Velux window with views of the surrounding countryside location.

Outside To the front of the property steps lead down into an enclosed patio garden with raised beds and mature shrubs and trees. To the rear of the property there is a walled yard with gate leading to a shared pathway and across to an outhouse perfect for storage of outdoor equipment. Behind the outhouse you will find the divorced garden that has a lawn area and raised hardstanding, perfect for al fresco dining in the warmer months.

Parking On street parking.

Directions From Hackney & Leigh Carnforth office head up market street and turn left at the traffic lights. Follow the road out of Carnforth and take the first exit on both the first and second roundabouts. At the third roundabout take the second exit towards Burton in Kendal. Proceed through Burton in Kendal, on the A6070 and take the left turning signposted Holme, over the motorway bridge. The cottage is situated on the left hand side and can be located by our for sale board.

What3words ///joys.panoramic.stables

Accommodation (with approximate dimensions)

Living Room 11' 7" x 11' 1" (3.53m x 3.38m)

Kitchen 11' 8" x 11' 5" (3.56m x 3.48m)

Bedroom One 11' 8" x 11' 2" (3.56m x 3.4m)

Bedroom Two 8' 6" x 6' 7" (2.59m x 2.01m)

Loft Room 14' 6" x 11' 9" (4.42m x 3.58m)

Outbuilding 11' 0" x 9' 11" (3.35m x 3.02m)

Property Information

Services Mains water, mains gas, mains electric and mains drainage.

Central heating system installed January 2022 with new radiators installed February 2023.

Tenure Freehold. Vacant possession upon completion.

Investment Opportunity If you were to purchase this property for residential lettings we estimate it has the potential to achieve £650 – £695 per calendar month. For further information and our terms and conditions please contact our Carnforth Office.

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 Carnforth Office



Loft Room



Shower Room



Rear Garden



Rear Garden

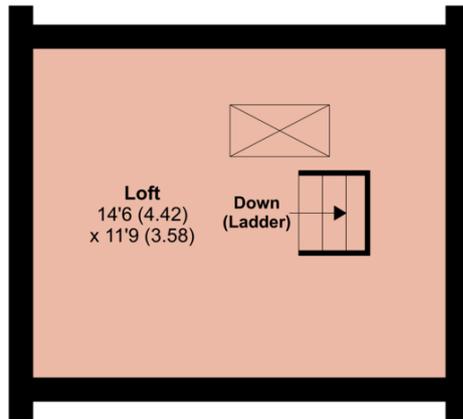
Farleton View, Holme, Carnforth, LA6

Approximate Area = 762 sq ft / 70.8 sq m

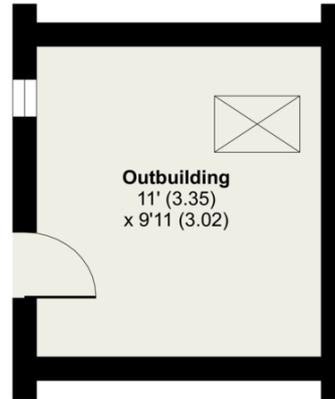
Outbuilding = 110 sq ft / 10.2 sq m

Total = 872 sq ft / 81 sq m

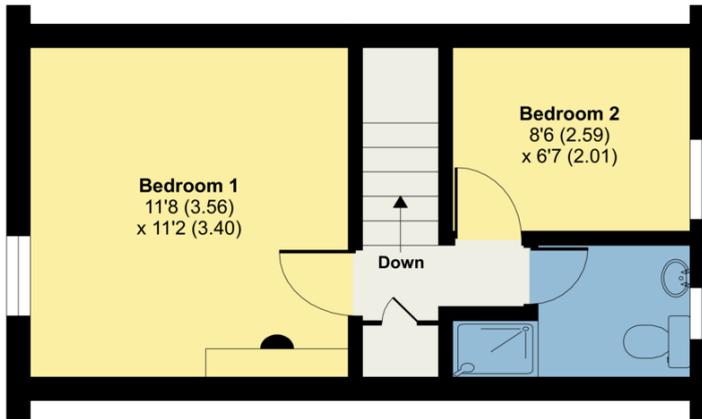
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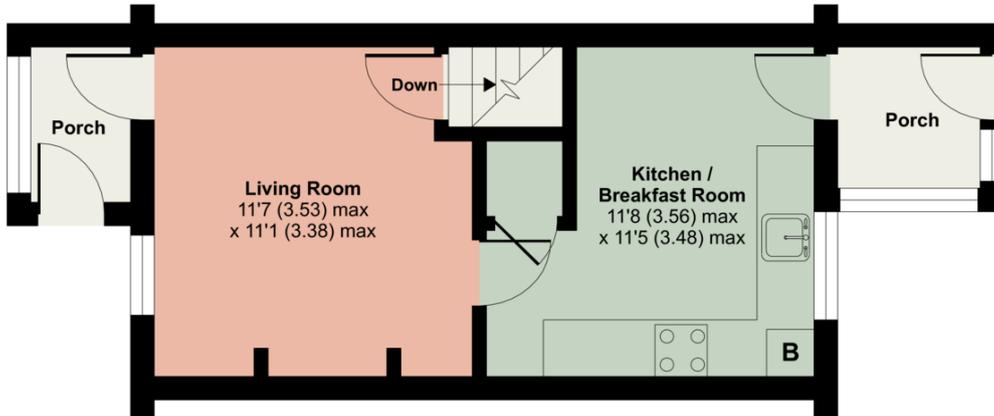
SECOND FLOOR



OUTBUILDING



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2023. Produced for Hackney & Leigh. REF: 955443

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