



Ackenthwaite

£235,000

Rhos Ghyl Cottage, Ackenthwaite, Milnthorpe, Cumbria, LA7 7FL

Looking for your next perfect home or a bolt hole near the Lake District? Then look no further as this beautiful cottage has everything you could need.

Set in a rural hamlet of Ackenthwaite just on the edge of Milnthorpe you are tucked away for privacy but close enough to all the local amenities.

With two bedrooms, a spacious modern kitchen living area and a delightful sunny garden this property is not to be missed. Call branch to book a viewing today.

Quick Overview

Traditional Character Cottage

Two Bedrooms

Spacious Open Plan Kitchen Living

Modern Family Bathroom

Garage, Driveway And On Street Parking

Traditional and Contemporary Living

Sunny Cottage Garden

Sought After Location

Close To Local Amenities

Superfast Broadband 48Mbps*



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Superfast
Broadband



Driveway
And On Street

Property Reference: AR2504



Kitchen



Living Room



Bedroom One



Bedroom Two

Location Situated at Ackenthwaite just on the edge of Milnthorpe village but within easy distance of all local amenities. 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 easy reach 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.

Directions - Coming from the centre of Milnthorpe follow the B6384 past the turning into Dallam School, go straight over the roundabout onto the B6385, take a left onto Kirkgate Lane and Rhos Ghyl Cottage can be found on your right just before the fields

Property Overview Rhos Ghyl Cottage is beautifully presented, walk down the drive towards the rear of the property and step in through the handy porch which has plenty of room for coats and boots making a perfect storage space after a lovely walk in the countryside.

From here you enter the spacious kitchen/living area which is the perfect blend between modern and traditional, with the dual aspect windows the room is bright light and airy. The kitchen itself comprises of a range of wall and base units in light oak effect with complementing worktops and splashback tiling, a single drainer sink unit is set into the bay window overlooking the gorgeous garden, the kitchen area benefits from having an integrated electric oven, five burner gas hob, extractor fan and space for fridge and washing machine, there is also really useful under stairs storage. In the main lounge area you have a beautiful exposed stone wall, wood effect flooring and a traditional log burning stove, perfect for cosy nights in.

Upstairs there are two bedrooms both with vaulted ceilings adding space and character, one being a generous single but would also make a great home office space and the main bedroom being a spacious double with a large window overlooking the garden.

The Family bathroom is fitted with a modern white three piece suite with an over bath shower, WC and hand wash basin, this room again blends the modern and traditional feel with a feature exposed stone wall and modern tiling.



Open Plan Living Dining Kitchen



Kitchen



Bathroom



Garden



Garage



Living Room

Outside To the front of the cottage there is a small area planted with bushes and shrubs, access down the driveway leads you down to a detached garage with an up and over door, from here you access the lovely garden perfect for soaking up the summer sun, the garden is mainly laid to lawn with mature plants and borders but also has two patio areas and a log store.

Parking There is a driveway at the property and also on street parking available.

What3words ///joys.return.brew

Accommodation (with approximate dimensions)

Open Plan Kitchen/Living Room 23' 10" x 12' 1" (7.26m x 3.68m)

Bedroom One 12' 8" x 12' 1" (3.86m x 3.68m)

Bedroom Two 10' 10" x 6' 6" (3.3m x 1.98m)

Garage 12' 11" x 9' 4" (3.94m x 2.84m)

Property Information

Services Mains electricity, gas, water and drainage.

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



Bedroom One



Kitchen



Garden



2023 Ordnance Survey - 01093158

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
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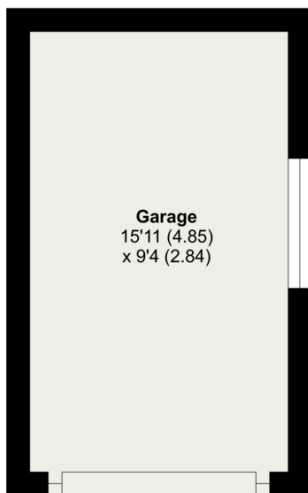
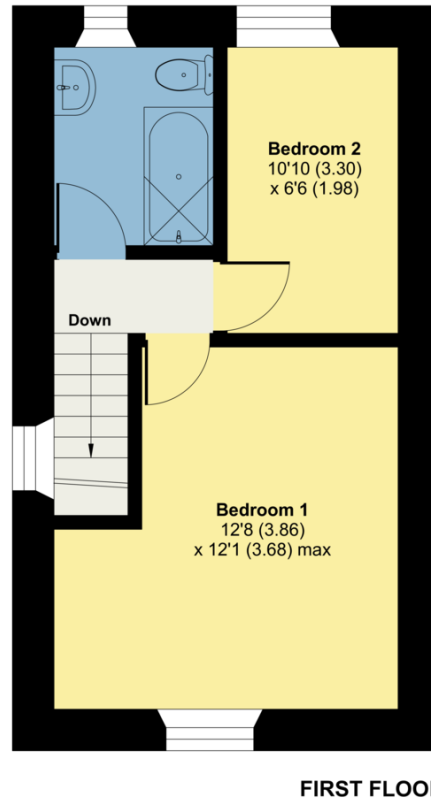
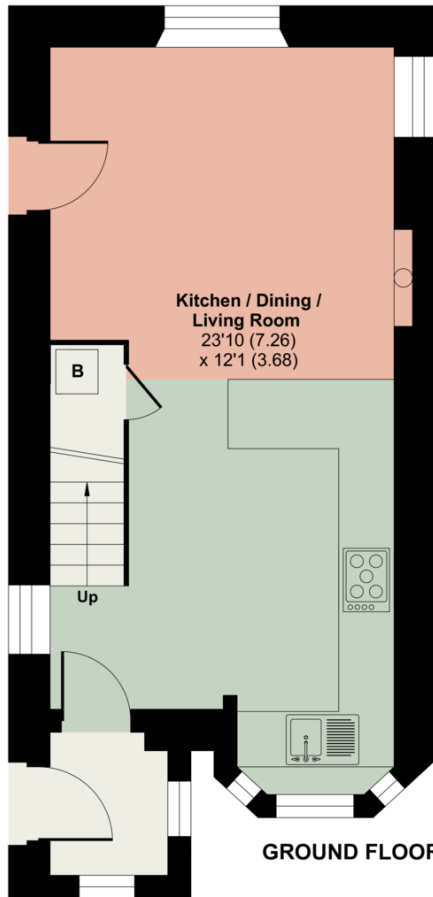
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Rhos Ghyl Cottage, Ackenthwaite, Milnthorpe, LA7

Approximate Area = 785 sq ft / 73 sq m (includes garage)

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: 962337

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