



Deepthwaite House

Woodhouse | Heversham | Cumbria

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estate agents

Deepthwaite House

£362,500

This unique and deceptively large sympathetically renovated farmhouse not only has pleasant gardens but a sizeable orchard included. There are 3 generous bedrooms, a single garage and ample off road parking to courtyard. This property is within a rural setting which is perfect for those wanting a countryside lifestyle!

Features

Stanley Range Cooker & Boiler | Multi Fuel Stove | Ground Floor WC | Built in Bedroom Furniture | En Suite Shower Room | Exposed Beams | Window Seats | Double Glazing | Set in intimate development | Orchard of approximately 1/3rd Acre with Summer House | NO UPWARD CHAIN!



Accommodation

Enter the property via an entrance hall where there is useful storage ideal for coats, shoes and wellies.

The impressive size lounge has, focal point stone fireplace with multi fuel cast iron stove, oak surround and fender which contributes to hot water & heating. Three hardwood double glazed windows, 2 with window seats to the front aspect. Exposed beams to ceiling, television point and storage heater.

The inner hall has stairs to the first floor and leads to the equally generous kitchen diner which provides a range of solid oak wall and base units. The worksurface area incorporates a colour coded bowl & ½ sink unit, integral fridge and plumbing for Dishwasher. The range style Oil fired Stanley oven and hob also heats the water and radiators. There are double glazed windows to both sides and exposed beams to ceiling. The impressive dining area with feature full length glazed bay has original shutters and double door access to rear garden. Chrome feature radiator and telephone point.

Within the utility room there is a stainless steel sink unit plus wall cupboard. Separate WC with wash basin. Doors to garden and understairs storage area.

At first floor there is a split level landing and family bathroom comprising WC, wash basin and panelled bath with shower over. Window to side and period radiator/towel rail. Three sizeable bedrooms with window seats to front and rear. The master is the largest and located to the rear and boasts a range of built in wardrobes, beams to ceiling and an en-suite shower room comprising WC, wash basin and corner shower cubicle. There are two further double bedrooms both of which have front aspects and useful storage, plus access to the loft area which has window and electric light

Outside

The courtyard provides parking and a single garage 20'2 x 13'0 (6.14 x 3.97m) with power, light and water. The front garden is gated with small lawned area and well stocked borders. Steps and a curving pathway lead to the entrance. The rear garden is mature offering various levels, well stocked borders and trees. It begins with a patio and level main lawn sloping to a lower level lawned area and beyond into an area which is perfect for planting vegetables and soft fruit. Water tap. Opposite is a wonderful orchard with which we are advised is approximately 1/3rd of an acre with Summer house. Fruit Trees. Water Tap

Location

Woodhouse is well placed for commuting, Junction 36 of the M6 motorway being approximately 2 miles away. The nearby village of Heversham with Leasgill has a primary school, church and village hall. The market town and amenities of Milnthorpe including Dallam School are a short drive, as is Kendal, known as the Gateway to the Lakes. The mainline train station is located at either Oxenholme or Lancaster which services include Glasgow, Euston (London) and Windermere.

There are plenty of walks on the doorstep for those who enjoy the outdoor life.

Directions

From our Milnthorpe Office take the B6384 leading out of the village towards Ackenthwaite. Carry forward onto the B6385 towards Crooklands. After approximately 2 miles take the left turn opposite Woodlands Garden Center. Continue for approximately 1/2 mile and the property is the first on the left hand side.



Energy Performance Certificate



Depthwaite House, Woodhouse, MILNTHORPE, LA7 7NQ

Dwelling type: End-terrace house Reference number: 0701-2819-7780-9222-5235
 Date of assessment: 21 August 2012 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 28 August 2012 Total floor area: 158 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

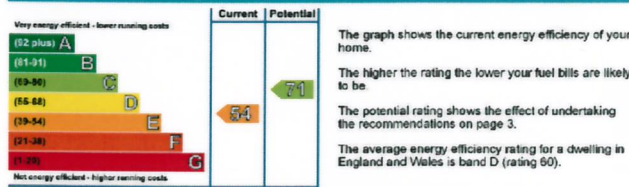
Estimated energy costs of dwelling for 3 years:	£ 5,208
Over 3 years you could save	£ 936

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 408 over 3 years	£ 216 over 3 years	
Heating	£ 4,041 over 3 years	£ 3,681 over 3 years	
Hot Water	£ 759 over 3 years	£ 375 over 3 years	
Totals	£ 5,208	£ 4,272	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

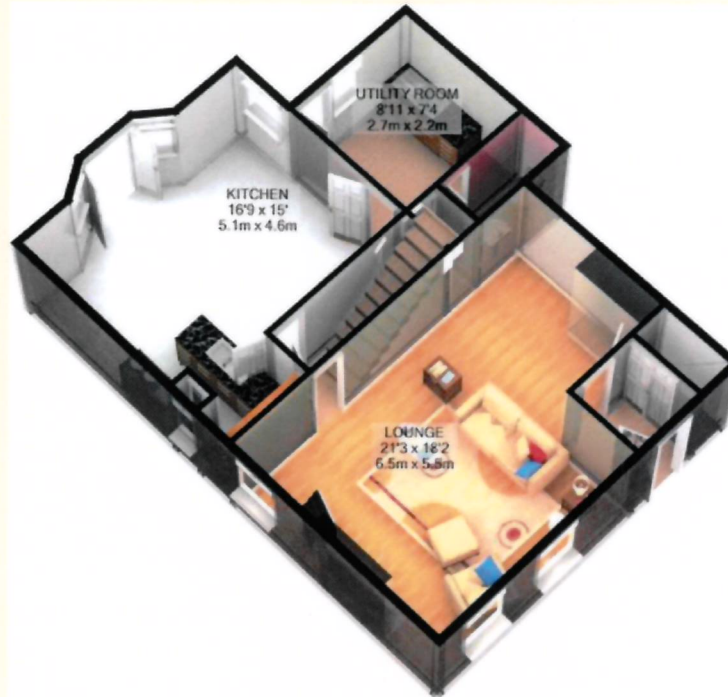


Top actions you can take to save money and make your home more efficient

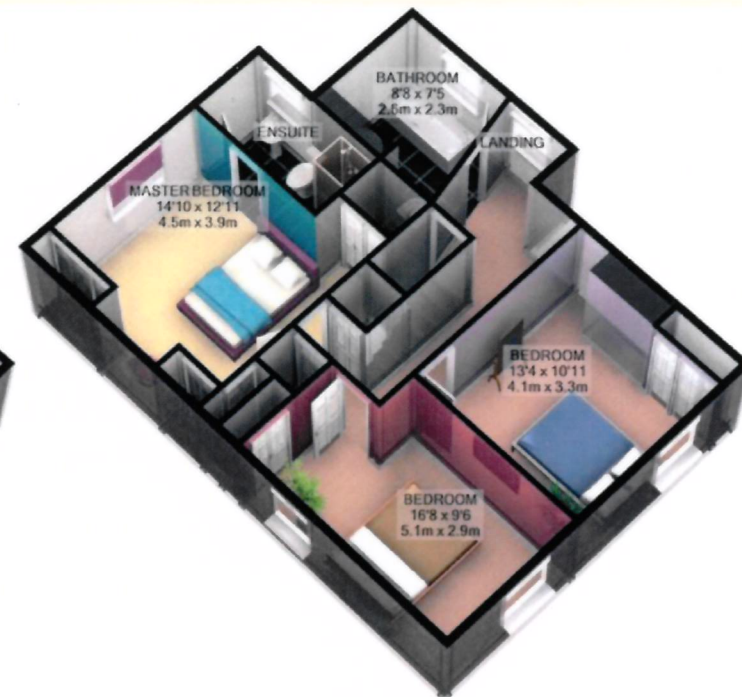
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor Insulation	£800 - £1,200	£ 384	✓
2 Add additional 90 mm jacket to hot water cylinder	£15 - £30	£ 81	✓
3 Low energy lighting for all fixed outlets	£75	£ 126	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/saving-energy or call 0300 125 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



GROUND FLOOR



1ST FLOOR

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix ©2015

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General

Services: Mains water, electric and drainage by way of shared septic tank.

Tenure: Freehold

Council Tax: Band E

Post Code: LA7 7NQ



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