



Milnthorpe

£400,000

1 Strand Cottages , Milnthorpe, Cumbria , LA7 7AE

1 Strand Cottages is an idyllic 3 bedroom English cottage that seamlessly blends history with contemporary living and has been renovated to a high standard. This charming property features an open plan kitchen, living, and dining area, perfect for both entertaining and everyday life.

With the convenience of a garage/workshop and off-road parking, this home provides ample space for storage and hobbies. Step outside and discover the garden which leads directly to the river, offering a tranquil and picturesque setting for an early morning coffee or something cooler in the evening.

Don't miss the opportunity to call this enchanting property your own.

Quick Overview

- Semi Detached Converted Mill
- Modern Open Living Area
- Three Double Bedrooms
- Stylish Family Shower Room
- River View
- Off Road Parking
- Garage/Workshop
- Close To Local Amenities
- Good Transportation Links
- Superfast Broadband 72mbps*



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Superfast
Broadband



Off Road Parking
& Garage

Property Reference: AR2519



Open Plan Living Spaces



Kitchen



Dining Area



Open Plan Living Spaces

Location Milnthorpe is a small town located in the South Lakeland district of Cumbria, England. Situated near the border with Lancashire, it lies on the southern edge of the Lake District National Park. The town is nestled on the banks of the River Bela, providing a picturesque setting with scenic views of the surrounding countryside.

Milnthorpe has a rich history dating back to medieval times and is known for its charming architecture, including historic buildings and traditional stone houses. The town centre features a range of amenities, including shops such as Booths, cafes, restaurants, and local businesses, catering to the needs of its residents.

For families, Milnthorpe is home to Dallam School, a highly regarded secondary school known for its academic achievements and comprehensive curriculum. The school serves as an educational hub for the local community and provides excellent learning opportunities for students.

Property Overview Nestled within a picturesque setting on the banks of the river Bela, this beautifully renovated Mill Cottage showcases a perfect blend of traditional features with contemporary design. Over the past five years, this property has undergone tasteful renovations, resulting in a delightful living space that exudes both character and comfort.

Stepping inside, you are greeted by an inviting entrance porch, offering ample hanging space and room for a console table and seating bench. Through a glazed door, you enter an open plan living dining kitchen that immediately captivates with its bright and light ambiance. Traditional beams, window seats, and stylish ceramic floor tiles enhance the charm of this space.

The living area boasts a focal point inset multi-fuel stove, creating a cosy atmosphere. Natural light floods in through a front sash window and patio doors that lead out to the rear garden, seamlessly connecting indoor and outdoor living. The kitchen diner, features windows at both ends with the dining area with ample room for a dining table and chairs.

The well-appointed kitchen is equipped with a range of wall and base units, complemented by stylish surfaces. It boasts a one and a half bowl stainless steel sink unit with a drainer, and high-quality appliances including a Neff electric oven, Neff built in microwave and a Neff 4-ring induction hob. An Indesit dishwasher (available by separate negotiation) and space for a fridge freezer complete the modern conveniences. Additional storage can be found in the open plan living space, thanks to the convenient under stairs cupboard.

Ascending the stairs with a large window overlooking the garden. The first bedroom, located at the front of the property, offers a tranquil retreat with its bespoke sash



Open Plan Living Spaces



Kitchen



Bedroom One



Bedroom Two



Bedroom Three



Shower Room

windows with window seat, stylish radiator, and a unique 'Tubby Tub' bath with a hand-held shower attachment, accompanied by tasteful tiling.

Bedroom two showcases fitted wardrobes with storage shelves, another window seat, and a stylish radiator. It provides a cosy and comfortable space to relax. Bedroom three is currently utilised as a home office, boasting captivating views to the rear, making it an inspiring work environment.

The shower room on this floor presents a walk-in snazzy shower featuring a soothing rainfall experience with complementary tiling. It also includes a W.C, a wall hung hand basin with storage drawers, a towel radiator, loft access, and a handy storage cupboard housing the boiler.

This idyllic cottage also benefits from a Hive thermostat, ensuring optimal comfort and energy efficiency.

Embrace the tranquility of its location and the impeccable attention to detail in its renovation it truly is a haven for those seeking a unique and characterful home.

Outside To the front of the property you will find an allotment currently housing a chicken coupe but could be transformed in wonderful vegetable patches for those who love to grow their own produce.

The rear garden can be accessed via a gravelled pathway from the front or from the living room patio doors onto a patio seating area perfect for entertaining in the warmer months. A dry stone retaining wall with steps separates the patio from the laid lawn garden which has flower and shrub borders and leads down to and provides access onto the River Bela with a spectacular weeping willow tree framing this scenic riverside garden.

Parking & Garage Gravelled ample off road parking available with gated access to the rear garden. The garage has an up and over door, a stainless steel sink unit, plumbing and power for a washing machine and wood store.

What3words ///mocked.midwinter.slept

Directions From the Arnside office, head east on The Promenade towards Station Road and turn left onto Sandside Road, follow this for approx. 3 miles and the property can be located over the humpback bridge, on the right just past the deer park.



Rear Garden & Patio



Garage & Off Road Parking



Bedroom View



Allotment



Ordnance Survey 01114246

Accommodation (with approximate dimensions)

Open Plan Kitchen Diner Living Room 25' 4" x 21' 6" (7.72m x 6.55m)

Bedroom One 13' 07" x 11' 11" (4.14m x 3.63m)

Bedroom Two 12' 00" x 11' 7" (3.66m x 3.53m)

Bedroom Three 9' 09" x 8' 11" (2.97m x 2.72m)

Garage 18' 01" x 15' 02" (5.51m x 4.62m)

Property Information

Services Mains gas, water and electricity.

Private Drainage. Please note that due to updated regulations for septic tanks and private drainage facilities, interested parties may wish to seek independent advice on the installation. We can recommend several local firms who may be able to assist.

Tenure Freehold. Vacant possession upon completion.

Council Tax Band D - Westmorland and Furness Council

Viewings Strictly by appointment with Hackney & Leigh Arnside Office.

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

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Viewings available 7 days a week including evenings with our dedicated viewing team
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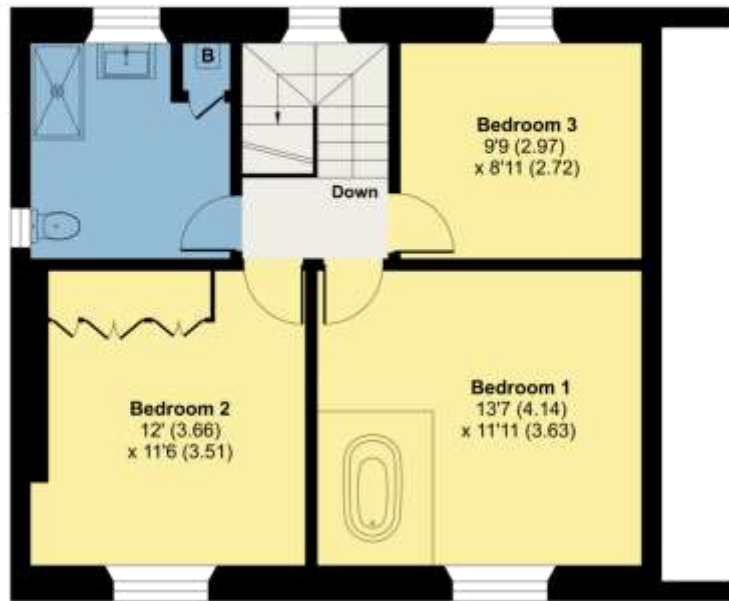
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Strand Cottages, Milnthorpe, LA7

Approximate Area = 1447 sq ft / 134.4 sq m (includes garage & excludes store)

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). © nichecom 2023. Produced for Hackney & Leigh. REF: 1006311

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