



Ackenthwaite

£385,000

Greycot, Ackenthwaite, Milnthorpe, Cumbria , LA7 7DL

Charming 2-bedroom detached true bungalow nestled in the peaceful residential neighbourhood of Ackenthwaite. This lovely property boasts a living room, dining room, sunroom, kitchen, and bathroom. With the convenience of off-road parking and gardens both at the front and rear, it offers a perfect blend of comfort and tranquillity.

Quick Overview

- Detached True Bungalow
- Living Room, Dining Room & Sun Room
- Two Double Bedrooms
- Spacious Kitchen With Separate Utility
- South Facing Garden
- Ample Off Road Parking
- No Chain
- Quiet Residential Location
- Close to Local Amenities
- Superfast Broadband 80mbps*



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Superfast
Broadband



Ample off Road
Parking

Property Reference: AR2526



Inner Hallway



Living Room



Kitchen



Dining Room

Location Situated in the quiet hamlet of 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.

Property Overview As you enter through the 'rear' of the house, you'll find yourself in a convenient utility room, perfect for shedding muddy boots after a refreshing local walk. This room is equipped with plumbing for a washing machine and offers ample space for a fridge freezer and an under-counter fridge or freezer.

Moving through to the office area, you'll notice a loft hatch with ladder and fitted cupboards, providing additional storage and making the best use of the available space.

Continuing on, you'll step into the bright and inviting dining room, featuring lovely patio doors that lead out to the garden, allowing plenty of natural light to flood the room and creating a delightful ambiance for meals and gatherings.

Heading back through the office area, you'll arrive at the fully-fitted kitchen, complete with wall and base units, tiled splashbacks, and a practical lino flooring. The kitchen is equipped with a kitchen table, integrated fridge, a Neff double oven, and a 4-ring gas hob, ensuring you have all the tools you need to whip up delicious meals.

Additionally, a handy pantry with plumbing for a dishwasher adds extra convenience to your kitchen tasks.

Moving further along, you'll reach the inner hallway, where the spacious living room awaits on your right. Large windows overlook the front garden, allowing you to enjoy the greenery and natural surroundings. The living room also boasts an electric fire with gas behind with an elegant marble surround and hearth, providing a cozy and welcoming atmosphere during colder days.

Beyond the living room, the sunroom awaits, offering dual aspect windows that bathe the room in sunlight. With a door leading to the front garden, this space becomes a wonderful spot to relax and enjoy the outdoor beauty.

Off the hallway, you'll find bedroom one, which features a window looking through the sunroom, offering a unique view and a built-in wardrobe for storage convenience. Bedroom two overlooks the serene rear garden, creating a peaceful retreat.

The family bathroom is well-appointed with a bath and an overhead shower, a WC, a vanity basin, a boiler cupboard with drawers, and a towel rail, ensuring all your personal needs are met.

Don't miss the chance to explore the potential of this property and create a space that perfectly suits your lifestyle and preferences.



Living Room



Kitchen



Sun Room



Bedroom One



Bedroom Two



Bathroom

Outside The garden is a wonderful outdoor oasis, featuring a spacious rear area with a well-maintained lawn and a charming patio seating spot. Mature borders add a touch of natural beauty, providing privacy and a serene ambiance. Two sheds offer practical storage solutions, while a cooking apple tree, raspberry bushes, and gooseberries add a delightful touch of nature's bounty. Access to the front garden from both sides of the property makes movement convenient. The front garden itself boasts a lush shrub surround for privacy, a manicured lawn, and a paved path leading to the front gate. A middle planting area and borders along the edge complete the picturesque setting, making this garden a true delight for outdoor living and enjoyment.

Parking At the rear of the property, you'll find slate chipped off-road parking, providing a practical and attractive space to park vehicles.

Accommodation (with approximate dimensions)

Utility Room 9' 08" x 4' 06" (2.95m x 1.37m)

Study 9' 09" x 6' 09" (2.97m x 2.06m)

Dining Room 12' 11" x 9' 07" (3.94m x 2.92m)

Kitchen 13' 10" x 11' 07" (4.22m x 3.53m)

Living Room 16' 10" x 13' 10" (5.13m x 4.22m)

Sun Room 14' 02" x 7' 10" (4.32m x 2.39m)

Bedroom One 12' 04" x 9' 11" (3.76m x 3.02m)

Bedroom Two 11' 01" x 9' 07" (3.38m x 2.92m)

Family Bathroom

What 3 Words ///lights.snuggled.custard

Directions From the Arnside office, head East on The Promenade towards Station Road. Turn left onto Sandside Road and follow for approx. 3 miles. Continue straight at the traffic lights onto Main Street, continue to the roundabout and turn right and then left approx. 100 yards ahead. The property can be located at the end of the road next to our For Sale board.

Property Information

Council Tax Tax Band D - Westmorland & Furness Council

Tenure Freehold. Vacant possession upon completion.

Services Mains gas, water and electricity.

EPC 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.



Rear Elevation



Rear Garden



Rear Garden



Front Garden

Request a Viewing Online or Call 01524 761806

Meet the Team

Richard Harkness M.R.I.C.S

Sales Manager

Tel: 01524 761806
Mobile: 07971 911357
richardharkness@hackney-leigh.co.uk



Laura Hizzard

Property Marketing Consultant

Tel: 01524 737727
Mobile: 07464 545687
laurahizzard@hackney-leigh.co.uk



Keira Brown

Sales Team

Tel: 01524 761806
arnsidesales@hackney-leigh.co.uk



Leigh Bedwell

Sales Team

Tel: 01524 761806
arnsidesales@hackney-leigh.co.uk



Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01524 761806** or request online.



Need help with **conveyancing**? Call us on: 01539 792032



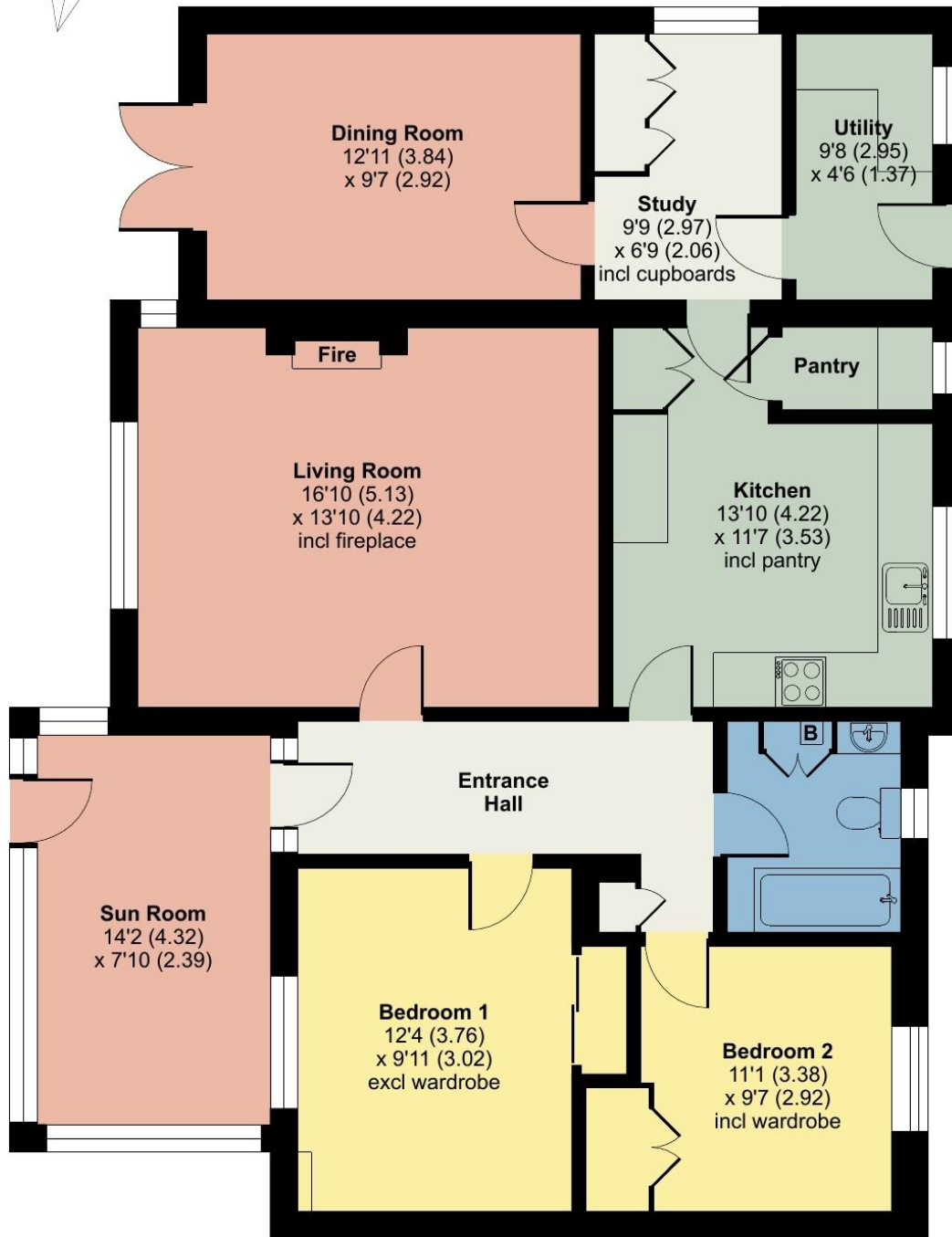
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Greycot, Ackenthwaite, Milnthorpe, LA7

Approximate Area = 1224 sq ft / 113.7 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Hackney & Leigh. REF: 1012507

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