



Ginny Nook, Lonsdale Square
£750,000 Freehold



Ginny Nook

Lonsdale Square, Carnforth

An charming detached property situated within the heart of Holme village where the amenities include a well regarded primary school, post office, village convenience store and a dining pub. Holme is within easy reach of the market town of Kendal, Milnthorpe, Carnforth and Junction 36 of the M6.

The accommodation which is spacious and has been well looked after comprises an entrance hall, sitting room, kitchen, dining room, snug, office, utility room, and cloakroom to the ground floor. The first floor offers four bedrooms with two having en-suites and two bathrooms. The property benefits from double glazing and gas fired heating.

There are beautiful grounds with the garden being enclosed with well looked after hedges and trees that give great privacy all round. There are two summer houses in separate corners of the garden with an orchard as well to the rear. A outdoor seating area with cover is located behind the garage perfect for relaxing under. A double garage is to the side of the property with ample amounts of driveway parking.

Council Tax band: F

Tenure: Freehold

GROUND FLOOR

PORCH

6' 2" x 5' 6" (1.88m x 1.68m)

Both max. Single glazed door, single glazed windows, built in storage, stone flooring.

ENTRANCE HALL

17' 11" x 5' 9" (5.46m x 1.75m)

Both max. Single glazed door, radiator, recessed spotlights, wood flooring.

KITCHEN/DINER

21' 3" x 8' 4" (6.48m x 2.53m)

Both max. Double glazed door, three double glazed windows, radiator, good range of base and wall units, sink, space for oven, extractor/filter over, breakfast bar, space for fridge freezer, tiled splashback, exposed beams, recessed spotlights.

HALLWAY

13' 1" x 8' 5" (3.98m x 2.57m)

Both max, double glazed window, radiator, stone features, exposed beams.

DINING ROOM

12' 8" x 12' 0" (3.86m x 3.65m)

Both max. Double glazed window, radiator, living gas flame stove, exposed beams.

SITTING ROOM

21' 5" x 14' 2" (6.53m x 4.31m)

Both max. Two double glazed windows, two radiators, living gas flame feature fireplace, exposed beams.

HALLWAY

12' 4" x 7' 8" (3.77m x 2.33m)

Both max. Double glazed window, radiator, base units, sink, boiler, space for fridge freezer, wood flooring, stone features.

SNUG

12' 10" x 12' 5" (3.90m x 3.79m)

Both max. Double glazed windows, radiator, multi fuel stove, exposed beams.

OFFICE

13' 10" x 10' 3" (4.22m x 3.13m)

Both max. Double glazed door, double glazed window, radiator, loft access.





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GARDEN

An Impressive well kept garden which is surrounded by tall hedges and trees. The garden has a well kept lawn with many beautiful features including two summer houses, hot tub, gravelled seating area with rockery feature, shrubs and space for potted plants. The garden also has an orchard to the rear of the garden that consists of apple, pear, plum and cherry trees. There is ample amounts of driveway parking.

GARAGE

Double Garage

Double garage with space for two vehicles, up and over doors with light and power.





Ginny Nook, Lonsdale Square, Holme

For illustrative purposes only - not to scale. The position and size of features are approximate only.
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