



ARNOLD  
GREENWOOD



Applegarth Moss Lane, Holme – LA6 1RR

Carnforth

£600,000



# Applegarth Moss Lane

Holme, Carnforth

Situated in a semi-rural village location, this impressive stone fronted 4 bedroom semi-detached home offers a harmonious blend of countryside living and convenience. The property is located in close proximity to the M6 Motorway providing easy access to Carnforth, Kendal, and Lancaster.

Upon entering the property, you are greeted by an impressive entrance hallway with porch access, setting the tone for the rest of the home. The ground floor boasts a full-depth living room featuring a cosy log burner and French doors that open out to the garden, perfect for enjoying the outdoors from the comfort of your living space. Additionally, there is a versatile snug/office with double door access to the living room, offering a quiet retreat for work or relaxation.

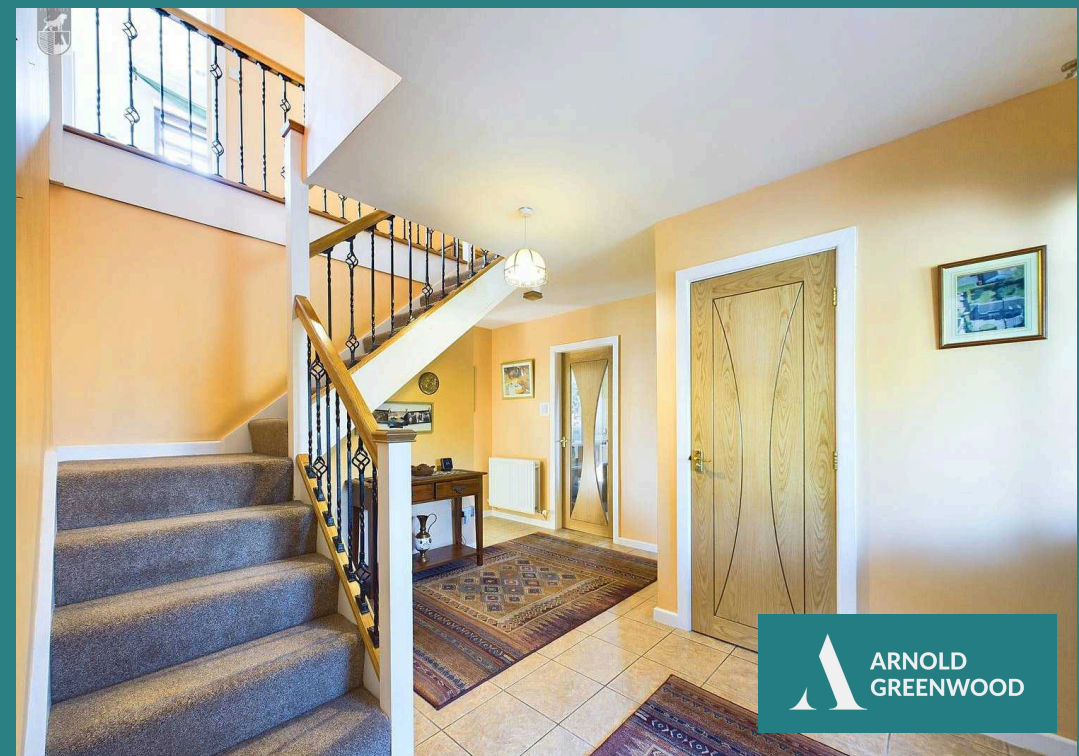
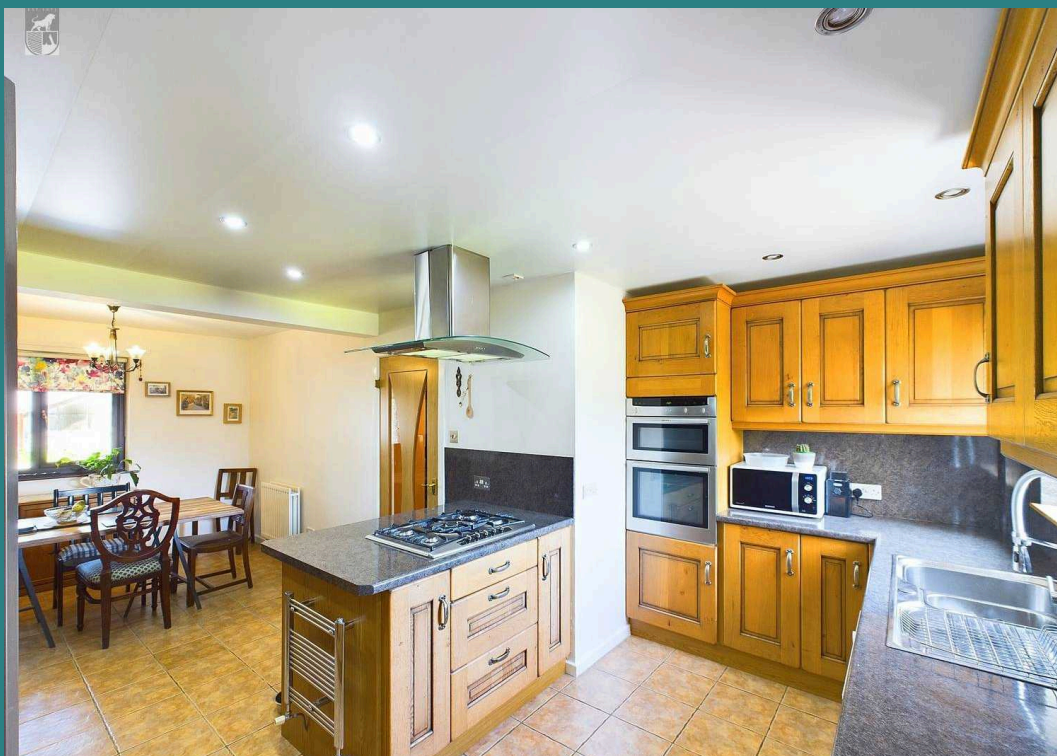
The family-sized open-plan kitchen diner provides a central hub for daily living and entertaining, with ample space for dining and cooking. The kitchen is well-equipped to cater to all culinary needs and preferences.

Upstairs, you will find four generously sized double bedrooms, each offering plenty of space for furnishings and personalisation. The master bedroom benefits from an en-suite shower room, providing a touch of luxury and convenience. Additionally, there is a family bathroom suite and a ground floor W.C, catering to the needs of the entire household.

- Semi rural village location
- Highly regarded local primary school & village









This property is ideally located for families, with a highly regarded local primary school and a charming village pub/restaurant nearby. Whether you are looking for a peaceful retreat or a well-connected home, this property offers the best of both worlds. Don't miss the opportunity to make this impressive house your new home.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C









**Living Room**

13' 0" x 21' 9" (3.96m x 6.63m)

Full depth living room, focal hobbit log burning stove. French doors to the garden and front facing windows. Generously spaced, soft grey carpets.

**Office / Snug**

7' 11" x 9' 8" (2.41m x 2.95m)

Double solid featured doors leading to the snug. Rear garden facing windows. Ideal as an office or snug.

**Kitchen / Dining room**

9' 5" x 21' 9" (2.87m x 6.63m)

Open aspect kitchen / dining area. Wood style units, marble style worktops, gas hob, electric oven, extractor fan, sink/drain, space for a fridge freezer. LED lighting and tiled flooring. Garden facing windows and access to the unity room.

**Hallway**

3' 6" x 9' 7" (1.07m x 2.92m)

Bright and light entrance from the inner porch, tiled flooring and pendant lighting.

**Porch Entrance**

7' 6" x 6' 3" (2.29m x 1.91m)

Tiled entry porch idea for coats boots. Dual aspect with pendant lighting.

**Utility Room**

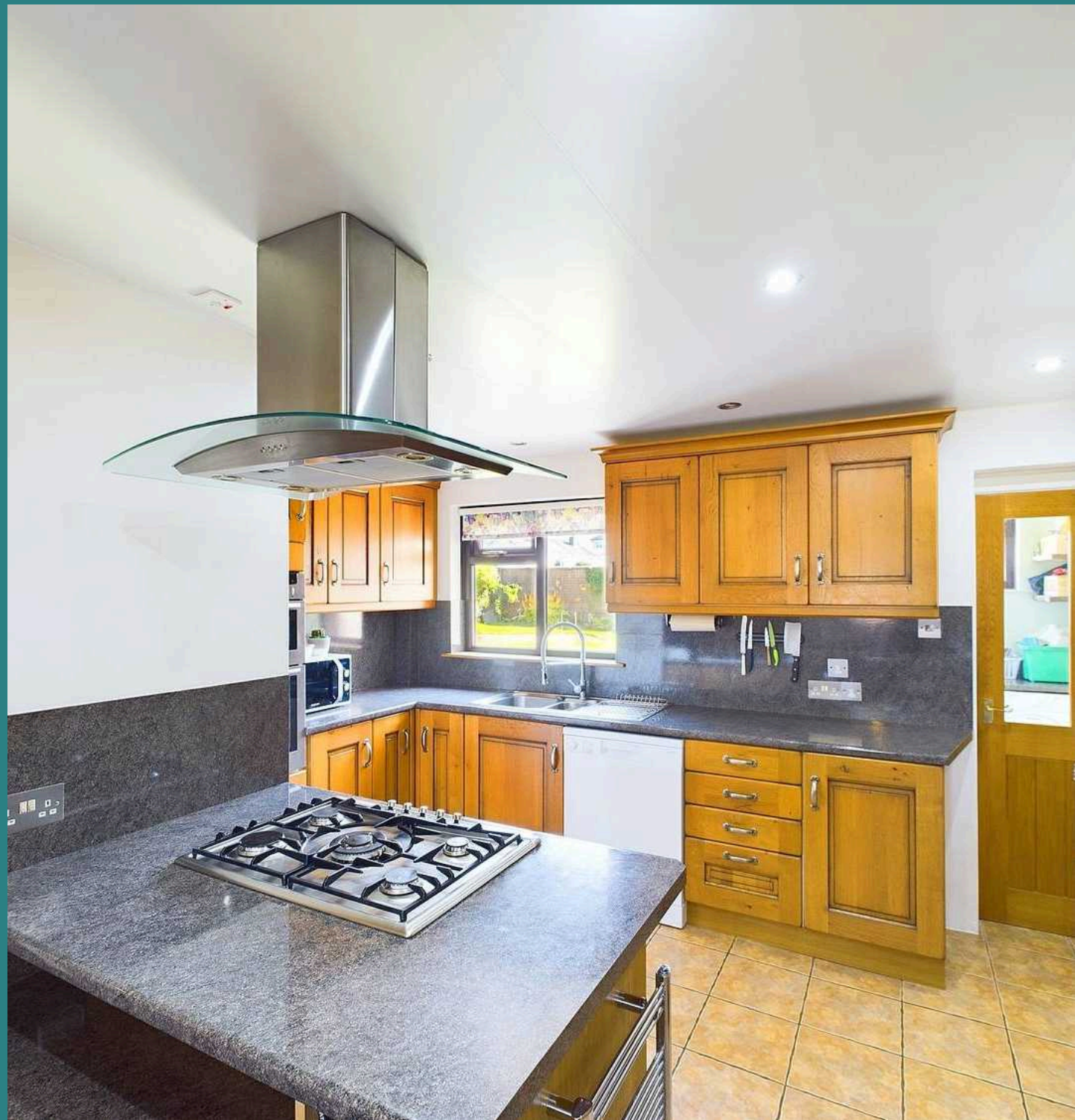
6' 6" x 6' 10" (1.98m x 2.08m)

Top level window, neutral décor, tiled flooring. Plumbing for a washing machine, space for a dryer.

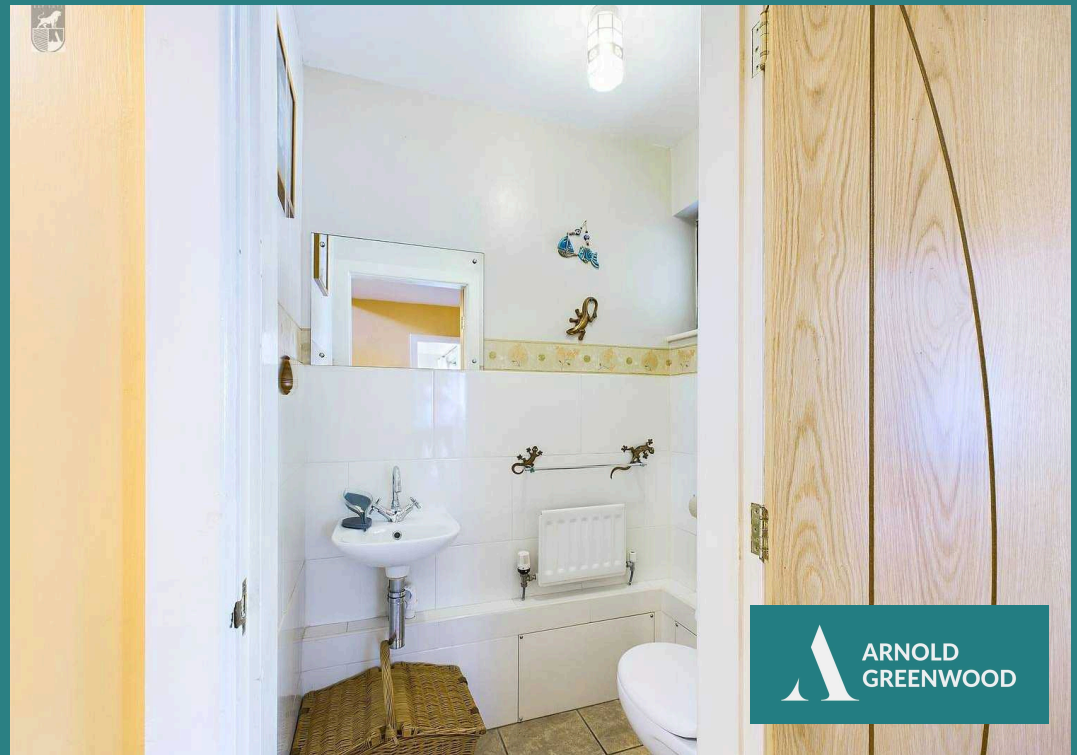
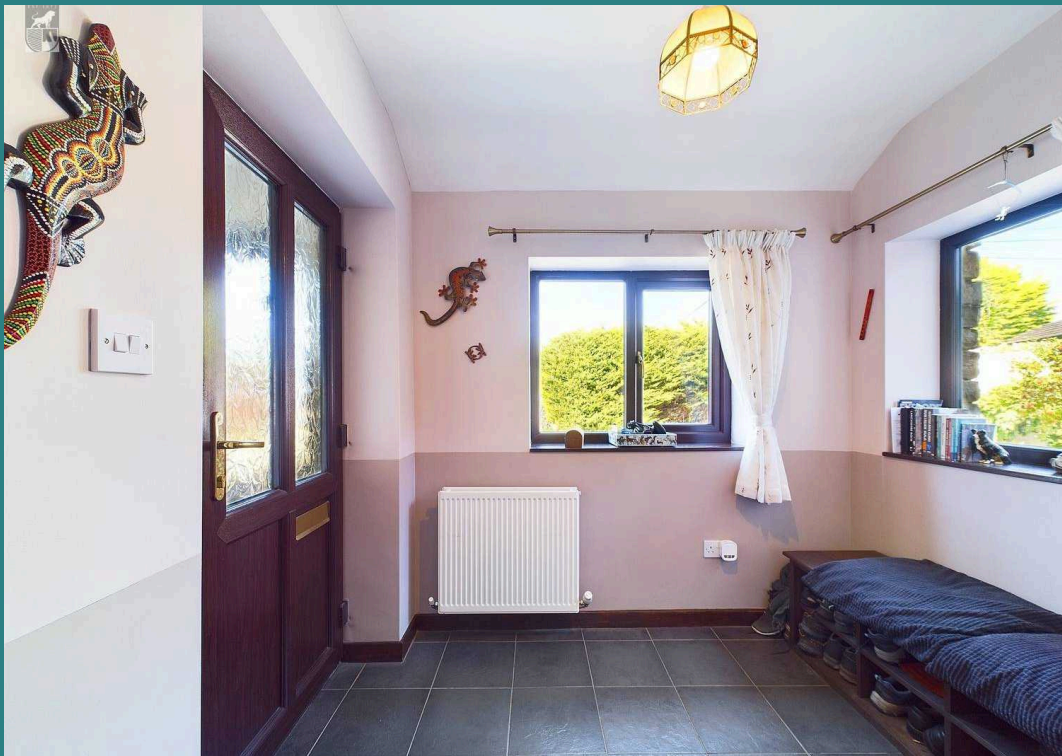
**W.C**

13' 0" x 21' 9" (3.96m x 6.63m)

Partly tiled walls with fully tiled floors. Neutral décor and top level window. W.C and hand-basin.









### Bedroom One

13' 0" x 11' 8" (3.96m x 3.56m)

Spacious master room with space for storage, pastel grey décor featured wall lights. Large front facing windows and access to a master en-suite.

### En-Suite

6' 0" x 6' 7" (1.83m x 2.01m)

Neutral décor, partly panelled walls. LED lighting. Shower cubicle, vanity sink unit with underneath storage and W.C with side with handy storage. Top level opening window.

### Bedroom Two

9' 4" x 13' 1" (2.84m x 3.99m)

Light and bright spacious double room. Garden views with space for storage.

### Bedroom Three

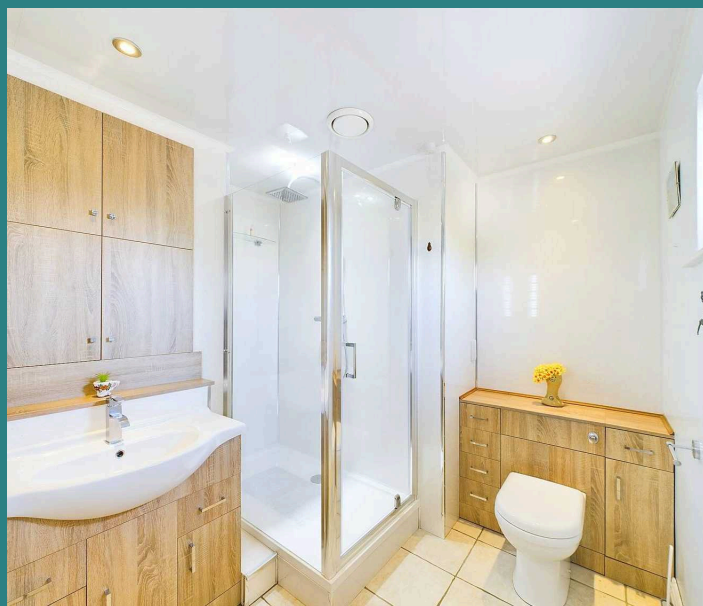
13' 0" x 9' 8" (3.96m x 2.95m)

Double in size, soft grey décor, views out to the rear garden and space for furniture.

### Bedroom Four

11' 5" x 8' 3" (3.48m x 2.51m)

Double in size, with fitted wardrobes, pendant lighting and front facing windows.





## Garden

The rear garden is private spacious and well maintained. Offering two sun terraces, an allotment and pond fitted with a water feature. Fully enclosed offering the ideal space for families and pets.

## Garage

6 Parking Spaces

## Driveway

6 Parking Spaces







Ground Floor

**Approximate total area<sup>(1)</sup>**

2194.76 ft<sup>2</sup>  
203.9 m<sup>2</sup>

**Reduced headroom**

21.53 ft<sup>2</sup>  
2 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C





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