



## Holme

£175,000

3 Chestnut Court, Holme, Cumbria, LA6 1RW

Located in the desirable village of Holme, 3 Chestnut Court is a generously proportioned ground-floor apartment offering stylish and convenient single-level living. Featuring a beautiful rear garden with direct access to the canal, this exceptional property presents an ideal opportunity for those looking to downsize or purchase their first home.

### Quick Overview

Well Presented Ground Floor Apartment  
 Beautifully Presented Rear Garden  
 Canal Walks from your Garden  
 Cul-De-Sac Location in Holme Village  
 Perfect First Time Buy or Lock Up and Leave  
 Allocated Parking and Visitor Parking  
 No Chain Delay  
 Views Towards Farleton Knott  
 Nearby Amenities and Transport Links  
 Ultrafast Broadband Available\*



2



1



1



TBC



Ultrafast  
Broadband



Allocated Parking

Property Reference: C2506



3 Chestnut Court



Living Room



Living Room



Kitchen

Chestnut Court is in the well-connected village of Holme, with easy access to the M6 and mainline bus routes. The village offers a primary school, pub, scenic walks, and a strong community with year-round activities, a cricket club, and Holy Trinity Church.

Situated within a well-maintained block of eight apartments, Number three is conveniently positioned on the ground floor to the right, offering easy access and a welcoming feel. Residents and guests benefit from thirteen shared parking spaces.

Step inside to discover a stylish, neutrally decorated interior. The spacious living area provides ample room for both relaxation and dining, enhanced by patio doors that open seamlessly onto the private rear garden. A feature electric fire adds warmth, while the generous layout easily accommodates your furnishings.

The modern kitchen is well-appointed with white gloss base and wall units, integrated appliances - including an oven, hob, extractor and space for a small dining set. Plumbing is in place for a washing machine, alongside a freestanding fridge freezer.

Both bedrooms are well-proportioned doubles, offering a blank canvas for your personal style. The contemporary shower room is fitted with a three-piece suite, including a pedestal sink, toilet, and a shower cubicle with aqua panel surround, complemented by tiled walls.

Externally, the standout feature is the beautifully maintained rear garden. Accessible via a side gate or directly from the living area, this tranquil outdoor space boasts two patio areas, a lawn, and hedged borders for privacy. A set of steps leads to a rear gate, providing direct access to the canal - perfect for scenic walks right from your doorstep.

Accommodation with approximate dimensions

Entrance Hall

Living/Dining Room 16' 8" x 15' 4" (5.08m x 4.67m)

Kitchen 11' 8" x 10' 4" (3.56m x 3.15m)

Bedroom One 10' 9" x 10' 6" (3.28m x 3.2m)

Bedroom Two 9' 5" x 9' 2" (2.87m x 2.79m)

Shower Room





Kitchen

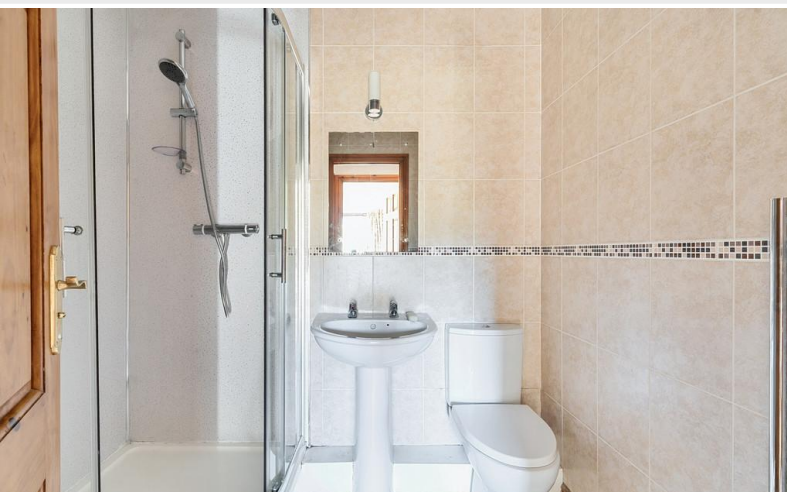


Bedroom One





Bedroom Two



Shower Room



Garden



Garden

## Property Information

**Tenure** Leasehold. Subject to the remainder of a 999 years dated 1st January 1991. The residents of Chestnut Court form a management company who own the freehold.

There is a monthly service charge of £65 which includes communal cleaning, grounds maintenance, roofing maintenance and external painting/upkeep.

**Council Tax** Band C - Westmorland & Furness Council

**Services** Mains gas, electricity, water and drainage. Ultrafast broadband available.

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

**Directions** From the Hackney & Leigh Carnforth office, turn right and proceed towards the Traffic Lights. At the lights turn left and leave Carnforth heading north on the A6, going straight on at the first two roundabouts. At the third roundabout take the second exit towards Burton and follow the road through the village. Take a left turning signposted towards Holme, passing over the motorway bridge and take the second right onto North Road. Proceed along North Road, turning right into Chestnut Close near the end of the village where there is a sale board. Follow the road in, turn left and the property is situated on the right hand side.

**What3Words** [///suspends.wriggled.systems](https://www.what3words.com/suspends.wriggled.systems)

**Viewings** Strictly by appointment with Hackney & Leigh Carnforth Office.

**Anti-Money Laundering Regulations** Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).





Garden



Garden





Canal Access



Ordnance Survey Ref 00465356

Request a Viewing Online or Call 01524 737727

## Meet the Team

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Viewings available 7 days a week  
including evenings with our  
dedicated viewing team  
Call **01524 737727** or request  
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Need help with **conveyancing**? Call us on: **01539 792032**



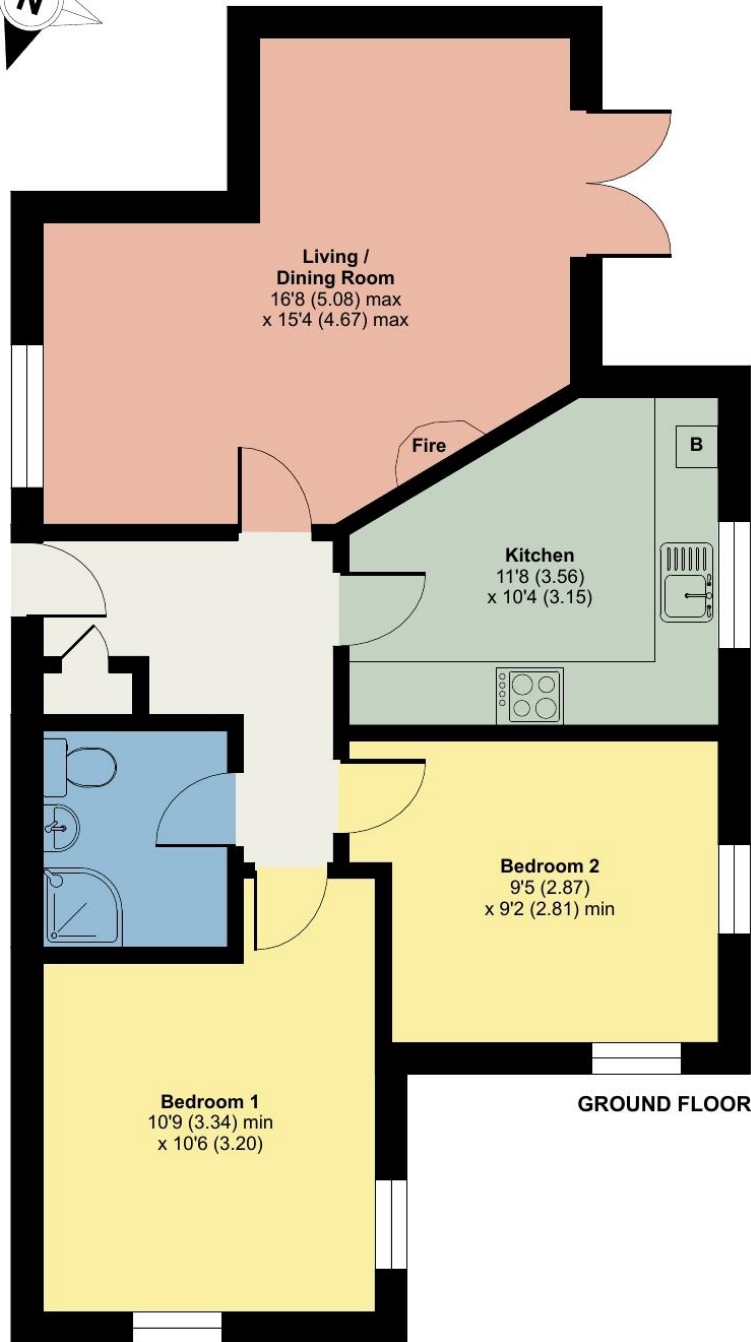
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# Chestnut Court, Chestnut Close, Holme, Carnforth, LA6

Approximate Area = 672 sq ft / 62.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Hackney & Leigh. REF: 1264793

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