Holme

£395,000

7 Springfield, Holme, Carnforth, LA6 1QZ

This delightful three-bedroom home is ideally situated in the picturesque village of Holme. It features a warm and inviting living room complete with a wood-burning stove, three well appointed bedrooms showcasing charming traditional details, two well equipped bathrooms, and additional outhouse storage.
Enjoy scenic views over the nearby mill pond, along with convenient access to local schools, excellent motorway connections, and a vibrant village community making this a wonderful opportunity not to be missed.

Quick Overview

- Traditional Semi-Detached Home
- Living Room With Woodburner
- Three Good Sized Bedrooms
- Spacious Kitchen Diner
- Stone Built Outhouse Storage
- Popular Village Location
- Off Street Parking
- Additional Garden Space
- Good Commuter Links Nearby
- Ultrafast Broadband Available*

Property Reference: C2632

3 | 2 | 1 | TBC | *Ultrafast Broadband* | *Off Street Parking*

Hallway

Living Room

Kitchen Diner

Kitchen Diner

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Welcome to 7 Springfield, a charming traditional semi-detached home brimming with character and warmth. From the moment you step inside the tone is set for the rest of the home, the inviting entrance hallway features beautiful parquet flooring and guides you into the front reception room that is a truly cosy yet stylish space, centred around a charming wood-burning stove, offering a relaxing retreat and having the benefit of patio doors opening onto the front garden.

At the heart of the home lies the spacious kitchen diner, thoughtfully designed in a timeless traditional style and featuring a central island ideal for family life and entertaining. The dining area, complete with its own wood-burning stove, enjoys lovely views over the front garden and creates a welcoming space for gatherings all year round.

To the rear, a practical utility area and a well-appointed ground floor shower room add convenience for busy family living.

Upstairs, a spacious galleried landing leads to three well-proportioned bedrooms, all enjoying picturesque views over the front garden, the mill pond, and the open fields beyond.

The principal bedroom is a generous double featuring a decorative inglenook fireplace and stripped floorboards. Bedroom two is also a double, boasting stripped wood flooring and a traditional cast iron fireplace. Bedroom three is a comfortable single, a versatile additional space which would make an ideal child's bedroom or home office.

The family bathroom is fitted with a three-piece suite, including a bath with shower over, vanity unit with hand wash basin, and WC.

Externally, the property offers a good-sized front garden, mainly laid to lawn. To the rear, a patio pathway leads to the stone-built outhouses, providing excellent storage solutions. Additionally, a separate divorced garden area which offers off-road parking and plenty of space for keen gardeners to enjoy.

Living Room

Kitchen Diner

Landing

Bedroom One

Bedroom Two

Bedroom Three

Accommodation with approximate dimensions

Living Room 13' 11" x 11' 11" (4.24m x 3.63m)

Kitchen Diner 20' 2" x 12' 1" (6.15m x 3.68m)

Bathroom 5' 11" x 5' 2" (1.8m x 1.57m)

Bedroom One 13' 10" x 10' 3" (4.22m x 3.12m)

Bedroom Two 13' 9" x 10' 5" (4.19m x 3.18m)

Bedroom Three 10' 3" x 7' 9" (3.12m x 2.36m)

Bathroom 10' 1" x 6' 0" (3.07m x 1.83m)

Outhouse One 9' 1" x 8' 11" (2.77m x 2.72m)

Outhouse Two 5' 10" x 4' 7" (1.78m x 1.4m)

Outhouse Three 5' 10" x 3' 9" (1.78m x 1.14m)

Property Information

Tenure Freehold (Vacant possession upon completion).

Council Tax Westmorland and Furness Council - Band C.

Services Mains gas, water and electricity.

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

Directions Travelling North on the A6070 from Burton-in-Kendal take the left turning to Holme over the motorway bridge onto Burton Road. Take the second left on the left onto Sheernest Lane, and at the T junction at the end of this road, turn left onto Station Road. Follow the road along for a little way, and take the small turning left and the property is the second on the left (opposite the mill pond)

What3Words ///families.adventure.importers

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).

Front Garden

Outhouse

Divorced Garden and Parking

Ordnance Survey 01266273

Meet the Team

Laura Hizzard
Branch Manager & Property Valuer

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

Imogen Milliard
Sales Negotiator

Tel: 01524 737727
carnforthsales@hackney-leigh.co.uk

Kirsty Roberts
Sales Negotiator

Tel: 01524 737727
carnforthsales@hackney-leigh.co.uk

Beth Woods
Sales Negotiator

Tel: 01524 737727
carnforthsales@hackney-leigh.co.uk

Viewings available 7 days a week including evenings with our dedicated viewing team
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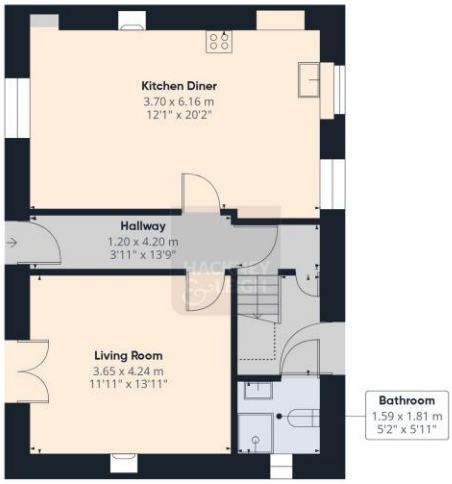

Floor 0 Building 1

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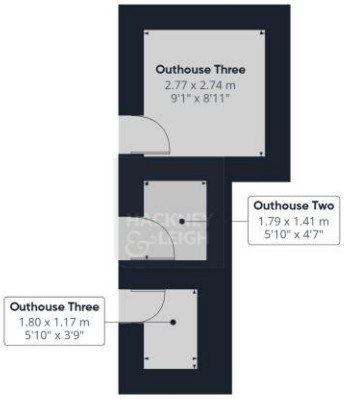

Floor 0 Building 2

Approximate total area(1)

118.8 m²

1278 ft²

Reduced headroom

1.5 m²

16 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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