



PRICE £450,000

HELMWOOD, TEDDY HEIGHTS, CARR BANK, MILNTHORPE, CUMBRIA, LA7 7JT

This fabulous elevated location with attractive varied gardens and spacious woodland provides a home for a spacious three-bedroom detached true bungalow with picturesque views over woodland to the Kent estuary. A fabulous home with attractive aspects and a location which provides privacy and serenity.



3



2



1



Garage &
Off Road
Parking

Lounge



DIRECTIONS

Leaving Milnthorpe proceed towards Arnside take the left hand turn by Carr Bank nurseries. Proceed round the right-hand corner before taking the left hand turn in Keasdale Road. Proceed up the hill following the road to the right and as the road bends to the left turn right into the private driveway. Helmwood is situated on your left hand side at the end of the lane.

LOCATION

A picturesque, private and peaceful location situated within natural woodland to surround which includes privately owned woodland with the property. The elevated location provides aspects over the woods to the Kent estuary in the distance and creates a serene and idyllic setting.

DESCRIPTION

Helmwood is a three bedroom detached true bungalow situated in a fabulous rural location with natural woodland surround and a substantial plot. There is off-road parking with dual driveway, mature gardens to surround and privately owned woodland to the rear.

The elevated location provides attractive outlooks from the front facing accommodation onto the surrounding woodland and beyond to the Kent estuary with improved seasonal views throughout the year.

Approached via access from Keasdale Road there is ample low-level parking space situated beneath the property while separate driveways converge to provide further parking and access to a detached single garage located to the rear of the property.

The main living accommodation within the property provides front and side facing aspect onto the picturesque surrounding woodland with the lounge providing a full depth reception space with multiple aspect and feature cast-iron wood burner on a slate hearth.

Folding doors lead into a reception space currently used as a formal dining room with a large double glazed window and adjacent doorway opening out onto a balcony providing further views to the surrounding woodland.



Kitchen

Bedroom One



The dining room features a doorway leading into the modern fitted kitchen with two separate L-shaped surfaces and storage units, stainless steel one and a half sink and drainer with mixer tap and a range of fitted appliances including a four ring gas hob with extractor hood, integrated oven and fridge freezer.

There is also a recess space for a washing machine and a built in dishwasher. The kitchen provides doorway access to the rear with further access to the boiler room.

The dining room also features access into an inner hallway leading onto the bedrooms and bathroom.

There are two well proportioned double bedrooms with the master providing outlooks to the front and distant views to the Kent estuary whilst the second bedroom looks onto the rear garden and woodland.

The third bedroom is a single room which could be used as a home office/study whilst all rooms share access to a high quality modern fitted four piece bathroom in white which includes a bath with mixer tap and shower hose attachment, WC and vanity wash hand basin as well as a bidet.

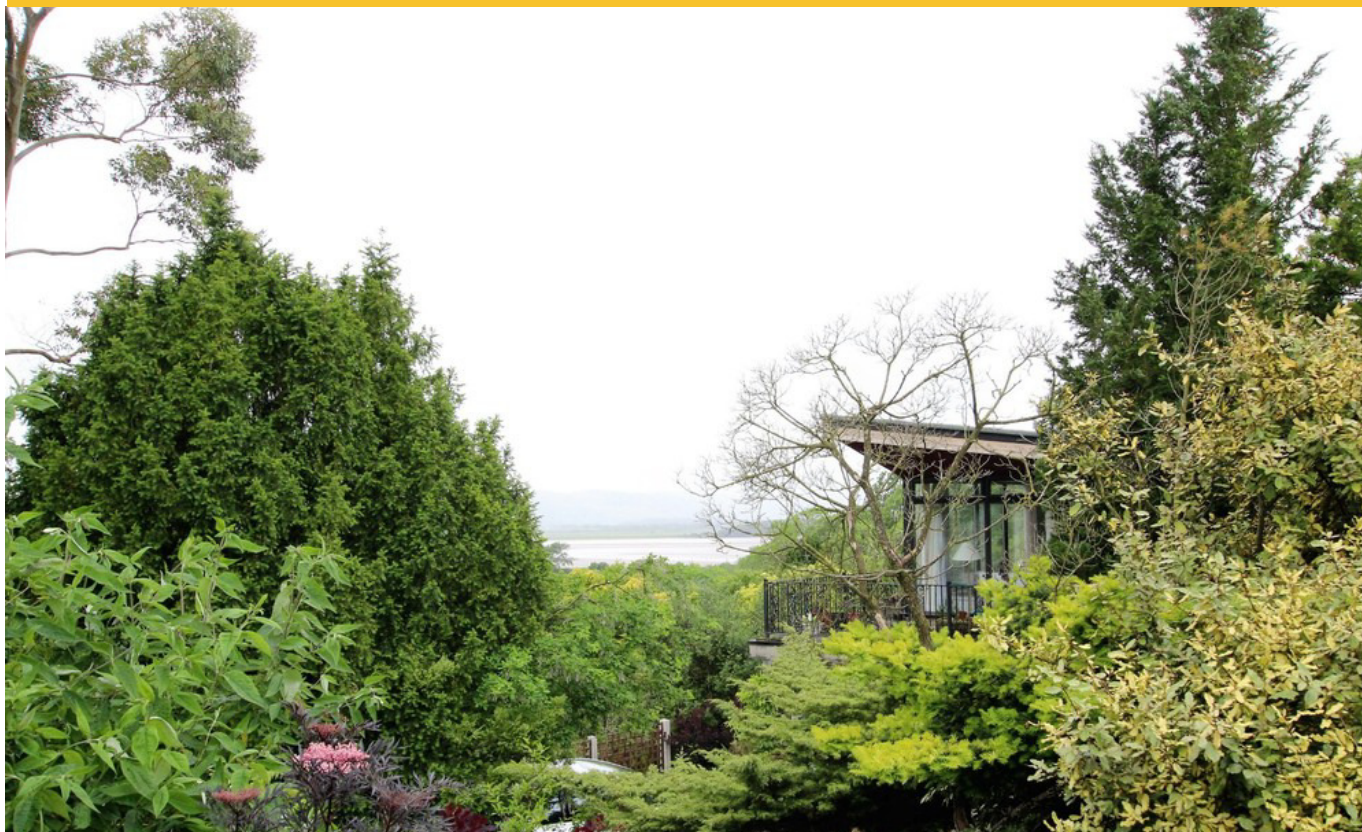
Externally the property provides a wide range of garden areas extending to a stone paved patio seating space to the side of the property with further views and access to a rockery garden to the front and rear. There is space for a greenhouse and further pathway leading through substantial privately owned woodland with a large storage shed.

TENURE
Freehold



Bedroom Two

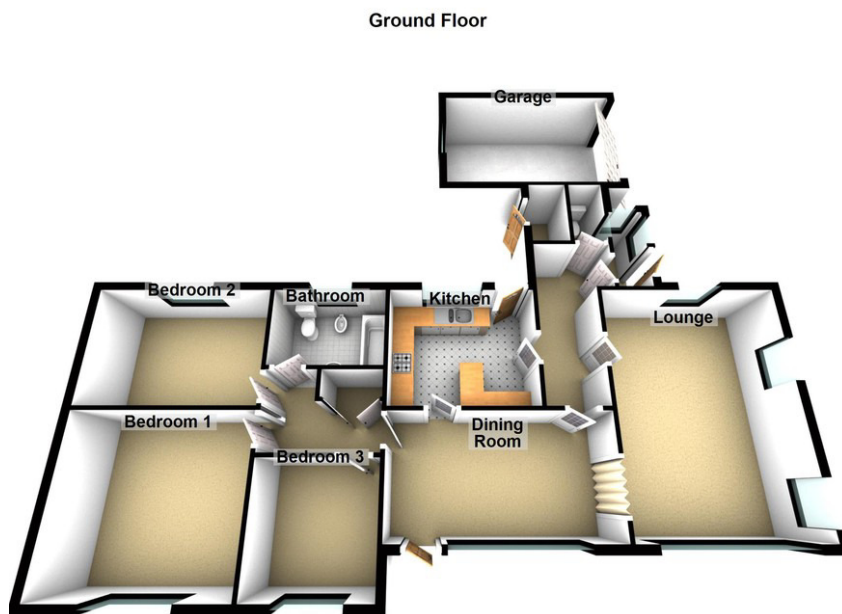
Outlook From The Property



What we love about the property.....

“The picturesque rural location and ample plot size surrounding this impressive three-bedroom detached true bungalow.”

Property layout



ROOM MEASUREMENTS

Lounge

12'10" (3.93 m) X 17'10" (5.45 m)

Dining room

15'8" (4.79 m) X 8'7" (2.62 m)

Kitchen

10'10" (3.31 m) X 8'10" (2.70 m)

Bedroom one

12'10" (3.91 m) X 11'9" (3.66 m)

Bedroom two

12'10" (3.93 m) X 8'10" (2.72 m)

Bedroom three

8'0" (2.45 m) X 8'9" (2.67 m)

Bathroom

7'10" (2.39 m) X 5'11" (1.82 m)

You'll know when it feels like home



MORTGAGES

Choosing the right mortgage can be a tricky proposition – but help is at hand. We negotiate mortgages every day for every type of buyer. So, whether you're a first-time buyer or a long-time homeowner, we can guide you through the process.

Call your local office or visit
www.pooletownsend.co.uk



Your viewing appointment is on _____

Additional information

Council Tax Band: F
Local authority: South Lakeland District Council
Services: Mains electric, water and drainage

EPC Rating = D

Your mortgage arrangements

Poole Townsend Solicitors are able to help you choose from the many mortgage and life insurance products available. Please contact one of our Independent Advisers for an appointment.

Your home may be repossessed if you do not keep up repayments on your mortgage

Poole Townsend are Independent Financial Advisers authorised and regulated by the Financial Conduct Authority. Authorised and regulated by the Solicitors Regulation Authority No. 00076553.

Visit us at

www.pooletownsend.co.uk
enquiries@pooletownsend.co.uk

We are open

Monday – Friday 9.00 – 5.00
Saturday 9.00 – 1.00

Our team are available weekdays 8am til 8pm

Barrow 01229 811811
Ulverston 01229 588111
Grange 015395 33316
Kendal 01539 734455
Milnthorpe 015395 62044

All photographs on this brochure have been taken with a combination of a wide angle lens – 10-20mm aperture and standard lens – 18-55mm.
Internet connection and speeds are available at
<http://www.rightmove.co.uk/broadband-speed-in-my-area.html>

