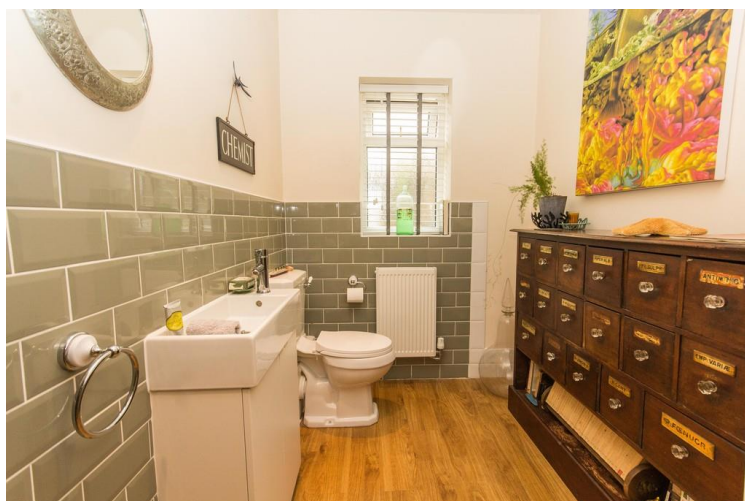




pt™ poole townsend
 LEGAL | PROPERTY | FINANCIAL

Smallwood, Deepdale Close, Slack Head,
 Milnthorpe, Cumbria, LA7 7AY

PRICE £360,000



A stunning three-bedroom detached property set in the idyllic location of Slack Head. This property has been beautifully decorated and has a light and airy feel. The master bedroom benefits from a modern en suite and has its own private balcony perfect for sitting out and enjoying the woodland views.

Lounge



DIRECTIONS

Leaving Milnthorpe southbound proceed out of the town taking the right hand turn into Beetham. Follow this road along into Slack Head and Smallwood is situated on your left hand side approached via Deepdale Close.

LOCATION

Nestled within the picturesque woodland surrounds and benefiting from a rural location within Slack Head, Smallwood boasts an idyllic and private location ideally suited for peaceful living for couples or families. A leisurely walk leads into Beetham with a popular public house, old post office cafe and nurseries, whilst a further short journey provides access northbound to Milnthorpe and southbound to Carnforth as well as access to the M6 motorway, Lake District National Park and Yorkshire Dales.

DESCRIPTION

Smallwood is a beautifully presented detached home nestled within the woodland surrounds of Slack Head which has been fully renovated and modernised by the current owner to provide an exquisite and modern living area in stunning traditional surrounds. Every detail of the property has been taking into account in the renovations which has created a fabulous home which would be equally suited to couples or families.

Approached via the seclusion of Deepdale Close, the property boasts off-road driveway parking for up to four cars and an entrance porch allows covered access into the property with views to woodland and the living space and a doorway opening onto the modern fitted kitchen.

The dominating feature of the ground floor is an open, free-flowing, light and airy living space which extends from the high quality modern fitted kitchen through the dining area and into the lounge and office space.

A beautifully presented and fitted kitchen greets you from the porch and provides an L-shaped surface and matching central island finished with high-gloss storage units as well as further recess full height storage surrounding a space for an American style fridge freezer.

The room provides a wide range of integrated appliances which are all recently fitted and includes a four ring touch controlled induction hob and extractor hood, integrated oven and combination microwave oven as well as a separate integrated fridge in islands unit and a dishwasher. There is a stainless steel one and a half sink and drainer with mixer tap situated beneath a double glazed window with decorative wooden shutters.

The room also provides a wide range of storage cupboards and fitted down lights with free-flowing access through into a dining and seating space with French doors opening onto the side garden. The seating area creates an ideal entertaining or dining space situated adjacent to the modern fitted kitchen and alongside open access into the lounge and further office workspace.

The lounge presents a well proportioned living area centring around a decorative brick built fire surround with Yeoman wood burner and newly added side and rear windows with slate sills.



Modern Fitted Kitchen

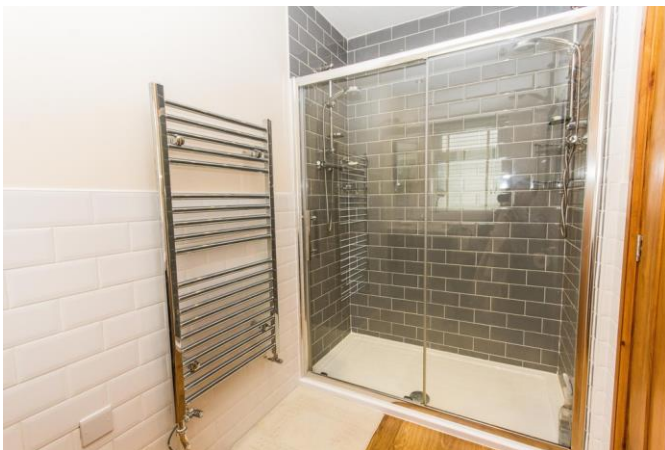
Bedroom One



The reception space has been further developed to provide an office/work area with Wi-Fi/telephone point looking out through the porch to the gardens and woodland beyond.

The ground floor also provides a large cloakroom with WC and wash hand basin with storage cupboard below as well as a separate utility room with wall mounted cupboards and base units, further work surface containing a stainless steel single sink and drainer as well as two Baumatic ovens and plumbing for a washing machine and dryer. A door leads to the side garden.

There is under stairs storage housing the electric meter. The first floor has also been developed and modernised by the current owner to now provide three bedrooms with two en suite and a family bathroom.



The master bedroom extends across the property to provide a large double room with vanity or seating area adjacent to patio doors opening out onto a beautifully presented balcony seating area with remote awning, wall heater and light and views to the surrounding woodland.

There is also access into a modern fitted en suite shower room with double shower cubicle and two wall mounted mixer showers, WC and vanity wash hand basin with two storage drawers as well as an independently heated towel rail and extractor fan.

The second bedroom has a front facing aspect and looks out onto the gardens and surrounding woodland whilst also providing a further en suite shower room with WC and wash hand basin. There is an independently heated towel rail and extractor fan.

The third bedroom has been developed to provide further accommodation which is set up currently as a walk-in wardrobe with potential for use as a single bedroom and has the added benefit of natural light from a recently added double glazed window to the side. This room also features loft hatch access and a fitted ladder leading to a large storage space which has been fully insulated throughout.

The first floor is serviced by a high quality modern fitted three-piece family bathroom with low-level bath, WC and vanity wash hand basin set above large storage and drawers. There is also a deep set linen cupboard, extractor and towel rail.

Smallwood is surrounded by varied garden areas which are accessed from the off-road driveway parking leads to patio seating and a large summerhouse with light and power points ideally suited for relaxing and enjoying the natural surrounds. The pathway continues on the side of the property leading to a raised lawn garden and views out onto the surrounding woodland. There is an outside tap, log store and lockable bicycle store. There is also hard standing housing a large lockable workshop/store with power and water.

TENURE
Freehold



Bathroom

Rear Garden



What we love about the property.....

“The picturesque and idyllic surrounds to this stunning three-bedroom detached home. The high quality of finish throughout is evident in the attention to detail and must be viewed to be appreciated.”

ROOM MEASUREMENTS

Porch

Open Plan living space

20'11 (6.39 m) X 18'2 (5.53 m)
maximum measurements

Kitchen

12'6 (3.82 m) X 10'10 (3.30 m)

Cloakroom

Utility

9'0 (2.76 m) X 7'1 (2.46 m)

Bedroom one

20'11 (6.3 m) X 10'9 (3.30 m)

En suite

9'6 (2.91 m) X 4'11 (1.50 m)

Bedroom two

9'5 (2.89 m) X 12'0 (3.65 m)

En suite

6'7 (2.02 m) X 2'8 (0.83 m)

Bedroom Three

7'4 (2.25 m) X 10'11 (3.33 m)

Bathroom

9'6 (2.93 m) X 5'5 (1.67 m)





Mortgages

Ask about our expert mortgage advice

Barrow 01229 811811 • Dalton 01229 467565 • Ulverston 01229 588111 • Grange 015395 33316 • Kendal 01539 734455 • Milnthorpe 015395 62044

ADDITIONAL INFORMATION

Council Tax Band: F

Local authority: South Lakeland District Council

Services: Mains electric, gas, water and septic tank

EPC Rating = D

WE ARE OPEN

Monday - Friday 9.00 - 5.00

Saturday 9.00 - 1.00

Sunday Closed

VISIT US AT

www.pooletownsend.co.uk

kendalproperty@pooletownsend.co.uk

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.

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>



poole townsend
LEGAL | PROPERTY | FINANCIAL

YOUR VIEWING APPOINTMENT IS ON _____