

Hincaster

£575,000

Stonehurst
Hincaster
Milnthorpe
Cumbria
LA7 7ND

A substantial stone built semi detached home with well proportioned four bedroom accommodation arranged over three levels which has been refurbished by the current vendors. Enjoying a generous kitchen/diner, home office with B4RN and cosy sitting room with open fire. A lovely family home with extensive gardens for the family and dogs, located in a rural hamlet yet having excellent transport links. An absolute must see!

Property Ref: AR2389





Entrance Hall



Utility Area

Location Pass through Milnthorpe and turn left to go to Heversham once in Heversham turn right in front of the church onto Wood House lane follow this road to the cross roads and turn left proceed along this road to another cross road and turn left on to the hamlet of Hincaster at the village green bear right and the entrance to Stonehurst is just along the road on the left before farm.

Accommodation (with approximate dimensions)

Entrance Porch Enter via part glazed Upvc door with double glazed windows with ceiling light point and tiled floor; steps up leading to

Entrance Hall This welcoming entrance hall has useful coat cupboard and under stairs storage, two ceiling light points and wood flooring with door leading to cellar. Stairs leading to first floor.

Kitchen 10' 3" x 8' 6" (3.12m x 2.59m) Fitted with a range of base units and complementary work top over, plumbing for washing machine and space for dryer. Pantry cupboard housing oil fired boiler. leading through to:

Kitchen/Diner 10' 5" x 18' 0" (3.18m x 5.49m) This light spacious kitchen/dining area is fitted with a range of base units with complementary work tops over and tiled splash backs. One and half bowl sink unit and drainer with mixer tap over. Fitted with a range of appliances including Beko induction hob with extractor hood over, double oven and space for dishwasher. Double glazed window to the rear aspect and velux with patio doors leading to the garden, two ceiling spotlight tracks and electric mounted flame effect wall fire.

Rear Hall Ceiling light point and part glazed door leading to the garden.

W.C With low level W.C and wall hung hand wash basin and tiled



Living Room

splash back

Snug/Office 14' 3" x 10' 7" (4.34m x 3.23m) Original feature stone archway into an ideal room for a home office/ living space for the children with window to the side aspect ceiling light point and striped varnished floor boards

Living Room 13' 6" x 10' 2" (4.11m x 3.1m) This cosy living room has dual aspect deep set sash style windows with period paneling, ceiling light point and coving. Open fire with stone hearth, surround with wooden mantle over. TV point, B4RN hyperfast broadband point, double and single radiator

First Floor Landing With ceiling light point and period alcove.

Bedroom One 13' 6" x 10' 5" (4.11m x 3.18m) This double bedroom is filled with light from the dual aspect period windows and high ceilings, ceiling light point and two double radiators

Bathroom 9' 10" x 9' 0" (3m x 2.74m) Fitted with white three piece suite comprising of: paneled bath with shower over and glass screen, pedestal hand wash basin and low level W.C. Sash window to the rear aspect, part tiled walls, linen cupboard housing hot water cylinder and double radiator

Bedroom Two 13' 11" x 10' 3" (4.24m x 3.12m) Currently used as a dressing room this double bedroom has dual aspect sash windows to the front and side aspect, ceiling light point and coving, recessed period alcove, fitted wardrobes and double radiator.



Kitchen/Diner



Living Room



Snug/Office



Bathroom



En-Suite

Second Floor Landing Sash style window to side aspect, ceiling light point and loft access.

Bedroom Four 13' 3" x 9' 2" (4.04m x 2.79m) Double bedroom with sash window to the rear aspect overlooking the gardens, ceiling light point and double radiator.

En-Suite Shower Room 6' 6" x 5' 9" (1.98m x 1.75m) Beautiful modern shower room comprising of: Shower cubical, pedestal hand wash basin and low level W.C tiled walls and ceiling spotlights and tiled floor.

Bedroom Three 14' 0" x 10' 3" (4.27m x 3.12m) Double bedroom filled with light from the beautiful feature circle window and sash double glazed window to the front aspect, ceiling light point and double radiator

Cellar 13' 3" x 10' 1" (4.04m x 3.07m) Ideal for storage space, games room, gym or home office with light and power

Garage 37' 5" x 8' 0" (11.4m x 2.44m) This double length garage is ideal for a workshop with doors to the front and rear, workbench, mains water, light and power.

Outside To the front of the property is a shared driveway leading to garage with parking in front and a well maintained lawn area with borders and well established shrubs. To the rear of the property is a large garden being just under half an acre with gravelled area outside the kitchen patio doors leading round to the rear of the garage ideal



Bedroom One



Bedroom Two



Bedroom Three



for alfresco dining, well established borders with path leading up to the pond and on to large lawn area with well established trees and shrubs and summer house and shed to the rear of the garden.

Services Mains electricity, mains water, oil fired central heating, private drainage shared with neighbour located to the left in the garden

Tenure Freehold. Vacant possession upon completion. Shared access of drive with neighbour

Council Tax Band F South Lakeland District Council

Viewings Strictly by appointment with Hackney & Leigh Arnside Office.

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

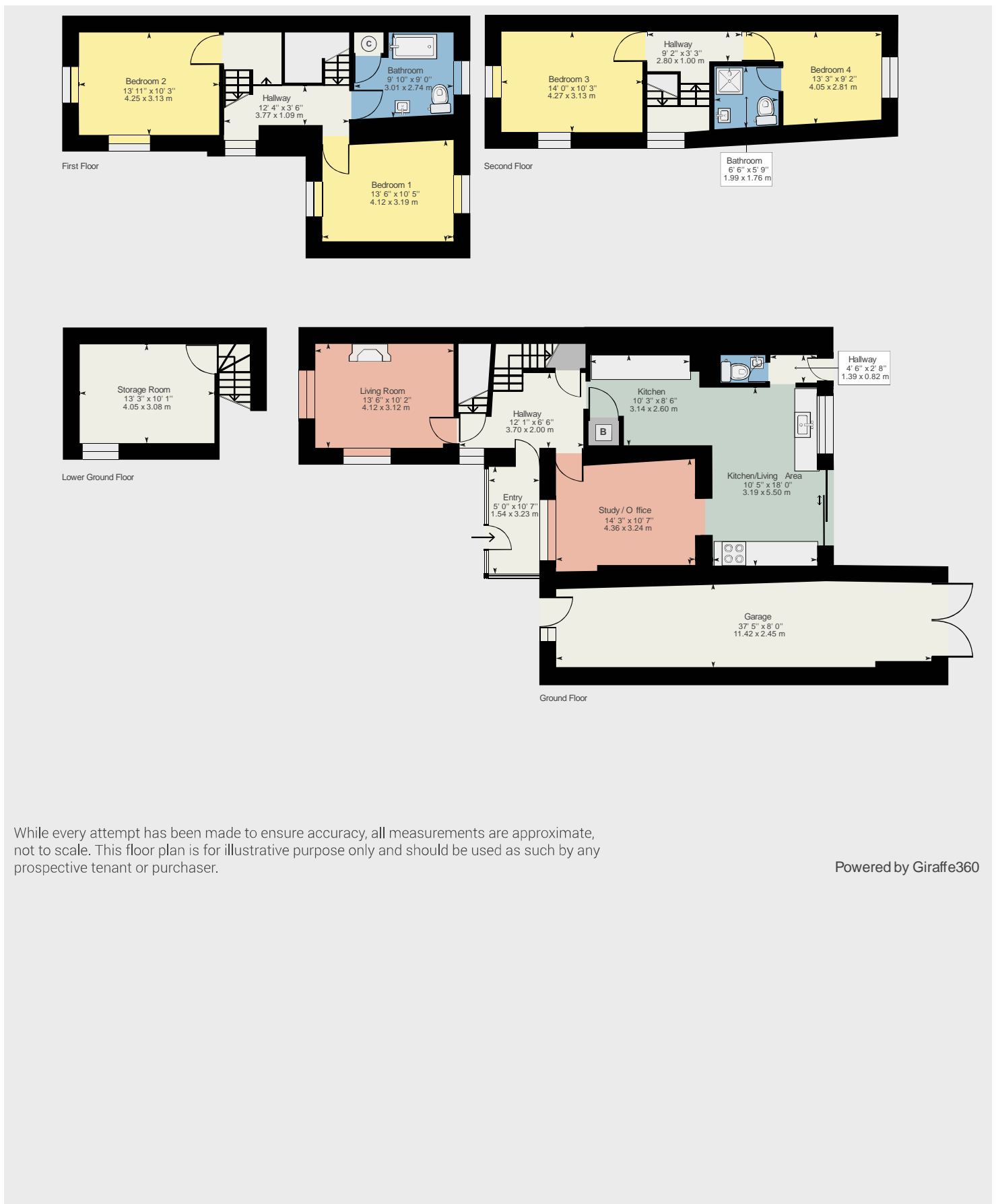


Front Aspect

For a Viewing Call 01524 761806



Ordnance Survey Map 2020 - 00917696



While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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A thought from the owners...Great family house with massive garden and views across farmland to the front and back. Excellent access to M6 Corridor and ideal for working from home due to spacious rooms and superfast broadband

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