



THE ANCHORAGE, PRIEST HUTTON, CARNFORTH, LANCASHIRE, LA6 1JP
£275,000

MILNE MOSER
SALES + LETTINGS

THE ANCHORAGE PRIEST HUTTON CARNFORTH LA6 1JP



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OVERVIEW

Centrally located in the picturesque village of Priest Hutton, The Anchorage is a traditional terrace style cottage with real charm. The ground floor accommodation has been extended creating a split level living and dining space with lovely views across the garden to open countryside. The kitchen has been updated in recent years along with the bathroom on the first floor. Both bedrooms are doubles with one having a wonderful 'framed' view at the rear. Unusually for a property of this type, there is a garden space backing onto the open fields plus a further rockery area at the side. Available with no onward chain, viewing is highly recommended.

ACCOMMODATION

A UPVC double glazed door leads into the porch. A practical space with quarry tiled floor and hooks for coats. A door with attractive stained glass panel leads into:

LIVING ROOM

11' 11" x 17' 5" 93.64m x 5.32m)

Two UPVC double glazed windows face the front aspect and there is further natural light from the French doors in the dining area. The traditional stone fire surround with display surfaces provides a focal point and there is space for an electric fire. Exposed beams to the ceiling, a radiator, ceiling light and electric storage heater (not in operation). Steps lead up to the dining area.





DINING ROOM

16' 6" x 8' 5" (5.03m x 2.56m) max

A lovely light and bright space with views over the garden towards open fields. UPVC double glazed windows and French doors. Ceiling light and door to the stairwell.

KITCHEN

11' 5" x 6' 1" (3.47m x 1.85m)

UPVC double glazed window facing onto the rockery side area. Fitted with grey slab fronted base and wall units, grey slate effect worktops and co-ordinating tiled splashbacks. One and a half bowl stainless steel sink with drainer, an electric hob with hood above, eye level oven and separate microwave - all Neff appliances. There is space for a fridge and plumbing for a washing machine. Radiator and a ceiling light.

REAR PORCH

A half glazed door leads to the side and there is a ceiling light. A useful space providing storage.

LANDING

A UPVC double glazed window faces the rear aspect and there is a ceiling light. A built-in cupboard houses the electric central heating boiler and hot water cylinder.

BEDROOM

12' 0" x 8' 9" (3.65m x 2.66m) max

A wide UPVC double glazed window perfectly frames the view to the rear and there are two double wardrobes, overbed storage, a ceiling light and radiator.



BEDROOM

12' 0" x 7' 11" (3.65m x 2.42m)

Two UPVC double glazed windows faces the front aspect. Also a double, the second bedroom is fitted with a built in double wardrobe, overbed storage, shelving and matching drawers. Radiator and a ceiling light.

BATHROOM

7' 11" x 6' 7" (2.42m x 2.00m)

Dual aspect frosted UPVC double glazed window face the front and rear. A modern and stylish bathroom, fully tiled and fitted with a concealed cistern WC, vanity basin with drawers beneath and a bath with screen, rain head and spray and offset controls. Mirrored wall

cabinet, an extractor, modern heated towel rail and downlights to the ceiling. Under floor heating.

EXTERNAL

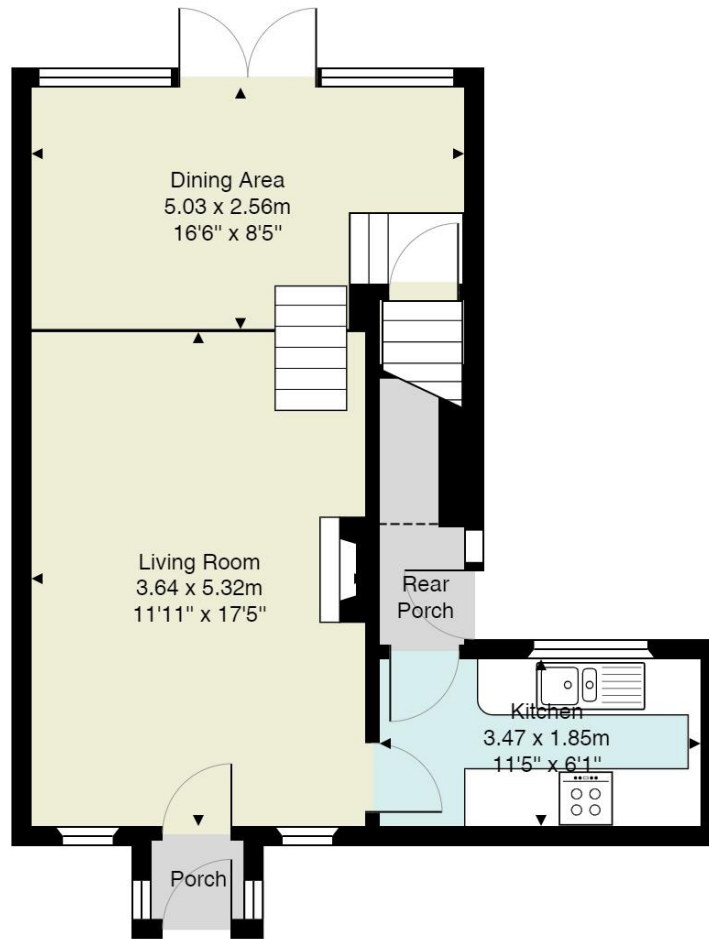
At the rear of the property is an enclosed garden space, mostly flagged and gravelled to provide seating areas and ease of maintenance. There are views across open countryside. Offset at the side is a rockery area, a tap and steps down to the rear porch.

DIRECTIONS

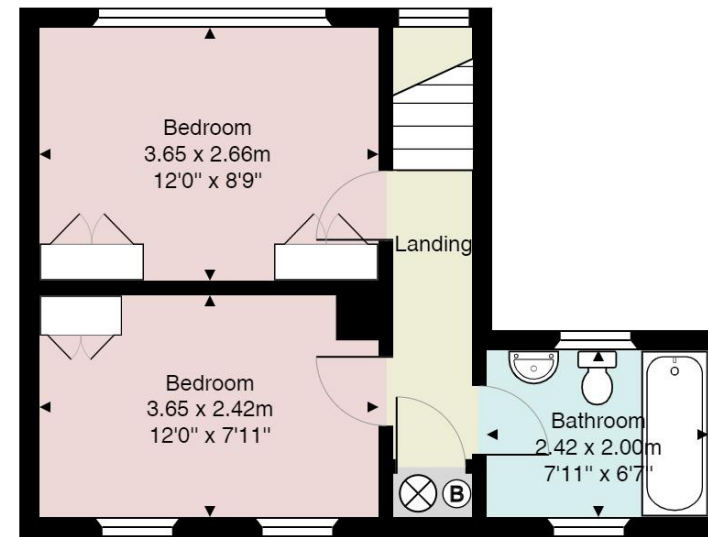
Leaving Burton in Kendal heading south on the A6070, turn left by the white fence following signs to Priest Hutton. Pass the triangle/green on the left and continue just onto Borwick Lane/Whitebeck Lane. The Anchorage is located to the right hand side just before the road bends. On street parking can be found just a short distance along from the property.

what3words.com/toads.humid.framework





Ground Floor



1st Floor

This plan is for illustrative purposes only and should be used as such by any prospective purchasers.
The appliances and systems shown have not been tested and no guarantee to their operability or efficiency can be given.
Measurements are approximate and for display purposes only






GENERAL INFORMATION

Services: Mains Water and Electric. Electric central heating.
Private drainage via septic tank. Under the General Binding Rules 2020, we ask buyers make their own investigations regarding compliance of the septic tank and take advice from their mortgage lender or legal advisors.

Tenure: Freehold

Council Tax Band: C

To check Broadband and Mobile phone coverage, click on our Key Facts for Buyers report online if available or visit www.ofcom.org.uk/phones-telecoms-and-internet/coverage

| Energy Efficiency Rating | | |
|---|---------|--|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | 70 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | 10 | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC  |



ARRANGE A VIEWING

To arrange your viewing contact our Milnthorpe Team:

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