



LOEN, WOODHOUSE LANE, HEVERSHAM, MILNTHORPE, CUMBRIA, LA7 7EW  
**£500,000**

**MILNE MOSER**  
SALES + LETTINGS



LOEN, WOODHOUSE LANE  
HEVERSHAM  
MILNTHORPE  
LA7 7EW



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GARAGE &  
PARKING

#### OVERVIEW

Located on the ever popular Woodhouse Lane in the pretty village of Heversham, Loen is a deceptive property which must be viewed to be appreciated. Sitting on a good sized plot bounding open fields, the property will appeal to a range of buyers - those looking to downsize will appreciate the traditional bungalow layout with level bedrooms and living spaces. Families will love the outside space and there is further potential to create additional bedrooms or a master suite within the generous attic space (subject to planning and consents). Neutrally decorated throughout, the accommodation flows from the central hallway with the eye drawn into the living space at the rear of the property and across the fields at the rear towards countryside and the distant estuary. Mature well-tended gardens wrap around three sides of the property and there is a garage, ample off road parking and a good amount of storage throughout.

#### ACCOMMODATION

From the good sized driveway, the front door with glazed inserts leads into:

#### HALL

An L shaped hallway with the living accommodation to one end and the bedrooms to the other. The neutral decor is complemented by wood style flooring and there is a radiator and two ceiling lights. A built in cupboard provides space for coats and shoes and there is a second cupboard for household items. A good sized loft hatch and a drop down ladder access the attic space.







#### LOUNGE

16' 3" x 13' 4" (4.95m x 4.07m)

A UPVC double glazed window overlooks the rear garden and open fields beyond. Semi open plan to the dining space, the lounge has a contemporary wood burning stove fitted to a natural stone hearth, two wall lights, a ceiling light and a radiator.

#### DINING ROOM

10' 4" x 13' 10" (3.14m x 4.23m)

A UPVC double glazed sliding door and large window within a box bay face into the rear garden and further UPVC double glazed window at the side. Radiator and a ceiling light. The current owners have a bistro set within the box bay creating the perfect place for a coffee and wildlife watching whilst still retaining space for a family dining table.

#### KITCHEN

13' 10" x 9' 6" (4.23m x 2.89m)

Updated by the current owners and fitted with modern two tone grey shaker style base and wall units, pale marble effect worktops and metro tiled splashbacks. There is a contrasting dark grey one and a half bowl sink with drainer, plumbing for a washing machine, space for a fridge freezer and space for an electric oven with contemporary hood above. Vertical space saving radiator, ceiling light and a UPVC double glazed window overlooking the front driveway. The generous pantry has been retained and has a frosted UPVC double glazed window, ceiling light and shelving.

#### SIDE SUN PORCH

A useful addition to the property linking the bungalow to the garage, store and front and rear gardens. Full length UPVC double glazed windows, two external doors and a ceiling light. The store has a ceiling light.

#### BEDROOM

18' 1" x 11' 2" (5.52m x 3.39m) including wardrobes

Having a lovely view over the rear garden, open fields to the wider countryside and distant estuary. A good sized double with a built in double wardrobe, two single wardrobes and overhead storage. Ceiling light, two UPVC double glazed windows and a radiator.

#### BEDROOM

14' 2" x 11' 11" (4.32m x 3.64m) including wardrobes

The second double bedroom is at the front of the property and also has two single built in wardrobes with space between and overhead





storage. UPVC double glazed windows to the front and side, a radiator and ceiling light.

#### BEDROOM

5' 10" x 8' 1" (1.78m x 3.64m)

UPVC double glazed window facing the front aspect. Ceiling light and a radiator.

#### BATHROOM

7' 3" x 8' 0" (2.21m x 2.43m) max

Light and bright, the bathroom is fitted with a pale cream suite comprising a pedestal wash hand basin, WC and bath with mixer above. There is a mirrored alcove with glass shelf, a ceiling light and white heated towel rail. Modern metro tiling to the walls.

#### ATTIC SPACE 1

34' 10"/14' 3" min x 17' 2"/ narrowing to 8' 10" (10.61m/4.34m x 5.24m/2.69m) ceiling height of 9' 6" (2.9m)

A large and versatile space with lots of potential. A UPVC double glazed window faces the side aspect with view towards Whitbarrow Scar and there is a ceiling light and power. There is plumbing within a store area ideal for reinstating a cloakroom or ensuite.

#### ATTIC SPACE 2

10' 10" x 17' 0" (3.29m x 5.19m)

A UPVC double glazed window faces the side and has a lovely view over open fields. Ceiling light and power.

#### EXTERNAL

The outside spaces of Loen are a true delight, well-tended by the vendors, the gardens wrap around three sides. A driveway at the front provides parking and turning and there is a veg patch, fruit trees and lawn to one side. The lawn extends into the rear garden and is interspersed by well planted flower beds, clipped beech hedging and evergreens providing year round interest. An elevated patio by the house is perfect for appreciating the view. By the side porch is a further lawned garden space bounded by shrubs. External security lighting and tap.

#### GARAGE

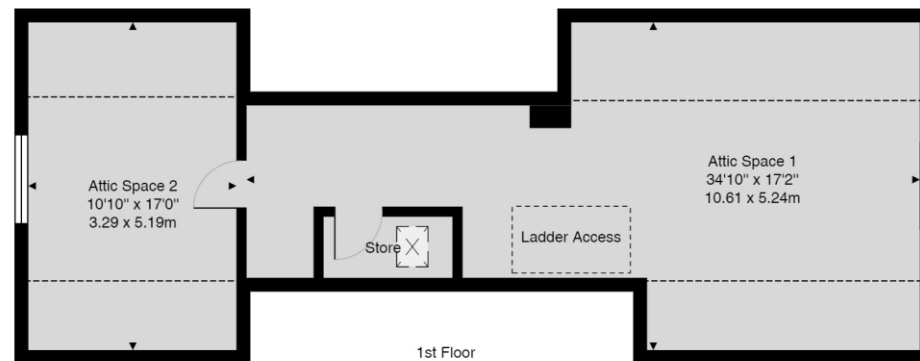
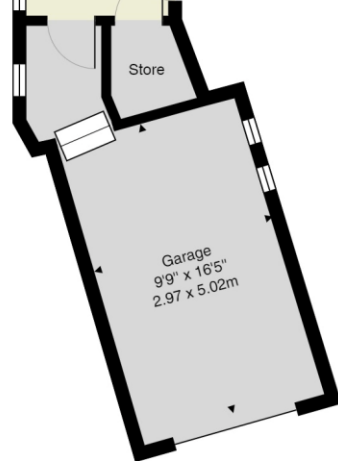
9' 9" x 16' 5" (2.97m x 5.02m) plus store area

Having an up and over door and two frosted UPVC double glazed windows. There is power and light and an offset storage space connecting to the side porch.





Ground Floor



1st Floor

Approx. Total Area: 2071 ft² ... 192.4 m²

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









#### DIRECTIONS

Leaving Milnthorpe on the A6 towards Kendal, turn right from Princes Way into Heversham. Pass the tennis courts and then turn right by the church onto Woodhouse Lane. Loen is located to the right hand side opposite the footpath sign to Mabbin Hill and Leasgill.

what3words:///name.fizzle.vowed

#### GENERAL INFORMATION

Services: Mains Water, Gas, Drainage and Electric. Full Fibre Broadband. B4RN Superfast Broadband has been brought to the property boundary should buyers wish to connect. Gas central heating and UPVC double glazing

Tenure: Freehold

Council Tax Band: F

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](http://www.ofcom.org.uk/phones-telecoms-and-internet/coverage)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

# MILNE MOSER

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