



LEA BANK, 6 WINDY HILL, MILNTHORPE, CUMBRIA, LA7 7PZ
£355,000

MILNE MOSER
SALES + LETTINGS

LEA BANK, 6 WINDY HILL, MILNTHORPE, CUMBRIA, LA7 7PZ



3



2



2

OVERVIEW

Centrally located in Milnthorpe with amenities and facilities on the doorstep, this well presented period property must be viewed to be appreciated. Updated and reconfigured in recent years, modern fittings have been seamlessly blended with elegant traditional features creating a light and airy home. A living/dining/kitchen space is perfect for entertaining and a laundry and cloakroom have been added. The separate sitting room is a relaxing space and there is a useful sun porch at the side. The three bedrooms are all doubles - one has a modern ensuite, and there is a generous family bathroom with four piece suite. An extensive basement is ideal for storage of bikes, outdoor gear etc and could offer further potential should buyers wish to extend the accommodation. Externally is an enclosed courtyard garden at the side plus a useful open garage/store just across the road. Available with no onward chain, the property is gas centrally heated and double glazing (less one window).

ACCOMMODATION

From Windy Hill, steps with lead up to the traditional painted front door with shiny brass fittings.

ENTRANCE VESTIBULE

A glazed door leads into the hallway and there is hanging space for coats and a ceiling light.

HALL

Character features and an elegant sweeping staircase to the first floor. Two ceiling lights, a radiator and stairs down to the cellar.





SITTING ROOM

10' 7" x 11' 9" (3.22m x 3.59m)

A UPVC double glazed window faces the front aspect - there is an outlook from the window seat across to the green. Dimplex electric flame effect fire, television cabling, a ceiling light and radiator.

KITCHEN, DINING AND LIVING ROOM

19' 1"/10' 9" x 25' 0"/6' 8" (5.82m/3.28m x 7.61m/2.03m)

Opened up in recent years, this generous space is now perfect for social dining and relaxing. A UPVC double glazed window faces the front elevation and there is an internal window and door to the sun porch for extra natural light. The living space has a chimney recess for an electric fire, alcove shelving, a ceiling light and radiator. The kitchen has been fitted with grey shaker base units, wood block worktops and shelving and contemporary metro style tiling. Electric hob with canopy above, an electric oven, stainless steel sink unit and a freestanding larder unit with shelving and internal lighting. There are five ceiling lights and a radiator.

LAUNDRY

Plumbing for a washing machine, space for a fridge freezer and a ceiling light.

WC

A double glazed window to the side, ceiling light and radiator. Vanity basin with cupboards beneath and a WC.

SUN PORCH

4' 3" x 9' 6" (1.29m x 2.90m)

UPVC double glazed to two sides plus an external door to the patio. Ceiling light.



CELLAR

Cellar One 18' 10" x 11' 4" (5.74m x 3.46m)

Cellar Two 15' 2" x 11' 2" (4.63m x 3.40m)

Cellar Three 9' 8" x 11' 1" (2.94m x 3.37m)

Stone steps lead down from the hallway. Divided into three areas, the cellars offer excellent storage and further potential (subject to relevant planning). A door leads to the side aspect and there are two UPVC double glazed windows. Power and light, a sink unit, tap and a radiator. Worcester boiler and hot water cylinder.

LANDING

A large frosted UPVC double glazed window to the rear elevation. Period doors lead to the three bedrooms and bathroom and there is

an elegant period banister and spindles. Access to the loft via a drop down ladder. Part boarded and well insulated, the loft has light and power.

BEDROOM

11' 4" x 13' 6" (3.45m x 4.11m)

Having a pleasant view from the window seat, the first of the three double bedrooms has a ceiling light, radiator and UPVC double glazed window.

ENSUITE

2' 8" x 7' 5" (.81m x 2.25m)

Fitted with a modern cubicle with folding door and fixed head and riser spray, a WC and hand basin. Illuminated mirror, downlights and an extractor

BEDROOM

14' 10" x 11' 10" (4.52m x 3.61m)

Having two UPVC double glazed windows, one with a window seat and rooftop views. Radiator and a ceiling light.

BEDROOM

11' 1" x 11' 11" (3.39m x 3.63m)

A UPVC double glazed window faces the front aspect with view towards green space from the window seat. Radiator and a ceiling light.

BATHROOM

11' 7" x 7' 2" (3.53m x 2.18m)

Frosted window with vents to the side aspect. Fitted with a bath, shower cubicle, pedestal wash hand basin and a WC. Metro style tiling, a ceiling light, extractor and a radiator. Chrome heated towel rail and a shaver point.

EXTERNAL

An enclosed forecourt has space for pots and a gate leads into the patio at the side. Flagged the patio has a gate leading to Windy Hill, an external light and space for furniture and pots if required. An open garage/store is located opposite the property with space for off road parking if required - approximate measurement of 16' 9" x 11' 3" (5.11m x 3.43m) at widest.







DIRECTIONS

From our office, head towards the church, then cross the road towards the green. Follow to the left hand side of the green space with Lea Bank being located on the corner of Harmony Hill/Windy Hill and Shovel Lane.

what3words:///echo.heartache.before

GENERAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage

Tenure: Freehold

Council Tax Band: D

EPC Grading: E. Since the EPC was commissioned, improvements have been made.

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

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



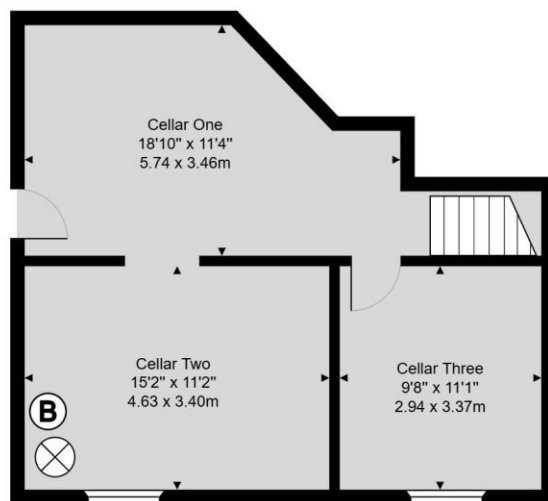
ARRANGE A VIEWING

To arrange your viewing contact our Milnthorpe Team:

Westmorland House, The Square, Milnthorpe, LA7 7QJ

Telephone. 015395 64600

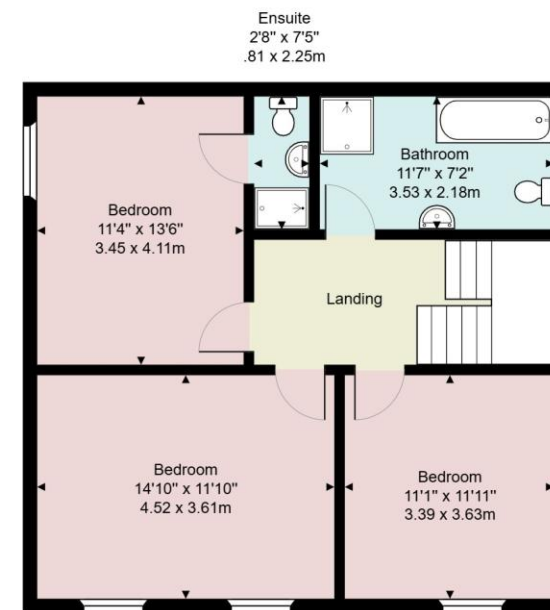
Email. milnthorpeproperty@milnmoser.co.uk



Basement



Ground Floor



1st Floor

Approx. Total Area: 1847 ft² ... 171.6 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

MILNE MOSER

SALES + LETTINGS

KENDAL OFFICE

100 Highgate, Kendal, Cumbria LA9 4HE

Telephone. 01539 725 582

Fax. 01539 723 425

Email. kendalproperty@milnemoser.co.uk

Email. lettings@milnemoser.co.uk

MILNTHORPE OFFICE

Westmorland House, The Square,

Milnthorpe, Cumbria LA7 7QJ

Telephone. 015395 64600

Fax. 015395 63976

Email. milnthorpeproperty@milnemoser.co.uk



These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Milne Moser has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property. The information provided by the vendor in these particulars is based on the opinion of the vendor only and any intending purchaser, lessee or third party should not rely upon this information as a statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of the information provided.