



LOW BROOK, WITHERSLACK, GRANGE-OVER-SANDS, CUMBRIA, LA11 6RW  
**£550,000**

**MILNE MOSER**  
SALES + LETTINGS



## LOW BROOK, WITHERSLACK, GRANGE-OVER-SANDS, CUMBRIA, LA11 6RW



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GARAGE &  
PARKING

### OVERVIEW

With views over the garden or countryside from most windows, Low Brook is a detached true bungalow built by the owners for their own occupation. Offered for sale for the first time, the accommodation is well laid out, flowing from a central hallway. The bay windowed lounge overlooks the good sized garden and there is a dining room, sun room and kitchen. The bathroom has had the addition of an open shower area in recent years along with a traditional suite and both bedrooms are generous doubles. A utility room, WC and good built in storage complete the accommodation. Moving outside, there is parking and turning space for a number cars/vehicles along plus a timber garage. The mature garden has space for recreation along with produce and there is a further gated area at the rear. Available with no onward chain, some improvement works have been carried out in recent years including installation of PV solar panels and modern electric heaters. Witherslack is well located for commuting via the A590 and accessing the wider Lake National Park. There is a thriving community with a pub, village hall, primary school and community run shop.

### ACCOMMODATION

A path from the parking area leads to the half glazed front door and into:

### HALLWAY

7' 10" x 14' 3" (2.38m x 4.34m)

A generous hallway with a built in broom cupboard, a shelved cupboard with a light and an airing cupboard. There is access to







the loft, a ceiling light, wall light and modern electric storage heater. B4RN router.

#### WC

4' 4" x 6' 1" (1.31m x 1.85m)

Frosted double glazed window to the front aspect. Fitted with a wash hand basin set to a countertop, a WC and a ceiling light.

#### LOUNGE

10' 10" x 16' 8" (3.31m x 5.08m) into bay

A double glazed box bay window has lovely views over the garden towards trees. A wooden fire surround with slate tiled inset and grate for an open fire is an attractive focal point and there is an electric storage heater, ceiling and wall light and a television point.

#### KITCHEN

10' 3" x 14' 3" (3.13m x 4.34m)

The double glazed window at the side has a lovely view towards open countryside and there is an external door. Fitted with handmade oak base units with wood grain style worktops and a stainless steel sink with drainer. Electric cooker with hood above, space for an undercounter fridge and a ceiling light.

#### UTILITY ROOM

10' 11" x 6' 2" (3.34m x 1.88m)

A double glazed window faces the front aspect. Stainless steel sink unit, plumbing for a washing machine and a ceiling light. Shelved double cupboard and a wall mounted fan heater.

#### DINING ROOM

13' 2" x 13' 0" (4.00m x 3.97m)

Double glazed sliding doors lead to the sun room and a double glazed window overlooks the garden. Modern electric storage heater, three wall lights and a ceiling light.

#### SUN ROOM

7' 4" x 10' 3" (2.23m x 3.13m)

The perfect place for a bit of bird watching, the sun room has a practical tiled floor, UPVC double glazed windows, a polycarbonate roof and external door. Power is connected.

#### BEDROOM

12' 7" x 13' 0" (3.84m x 3.97m) max

A good sized double with two double glazed windows, a ceiling light, wall light and modern electric panel heater. There are two built in





double wardrobes, central drawers, a mirror with light above and overhead storage.

#### BEDROOM

9' 3" x 14' 3" (2.82m x 4.34m)

Also having two double glazed windows, the second generous bedroom has a ceiling light and modern electric heater.

#### BATHROOM

6' 3" x 9' 10" (1.91m x 3.00m)

A frosted double glazed window faces the front elevation. Fitted with a grey shaded suite comprising a bath, a pedestal wash hand basin and a WC. An open shower area has been created with wall mounted shower. Ceiling light and an electric towel rail. Whole electric water pump.

#### EXTERNAL

Garden spaces extend to the front side and rear of the bungalow. There is ample parking and turning at the front plus a raised fruit garden and open garage. A well planted border runs around to the front door and there is access to the rear garden. External tap. The good sized rear garden is mostly lawned with kitchen garden style veg beds, fencing, fruit trees and shrub borders. There is space for sheds and a greenhouse if required. A gate leads to additional garden/land - bounded by trees and with potential to create extra recreation space or produce. There are views to the side across to open countryside and the plot as a whole extends to approximately 0.65 acres.

#### DIRECTIONS

Proceed along the A590 from Sizergh roundabout heading towards Grange. Continue for approximately 5 miles along the dual carriageway. The road narrows again and opens back into a dual carriageway. As the dual carriageway starts again, turn right into Witherslack village. Continue through the village past the Derby Arms, up the slope and down the other side. As the road bends up to the right, bear left towards the village hall. Turn left down the driveway just prior to the village hall towards Rose Cottage. Pass Rose Cottage and Damson Cottage, both on the right, and through a gate marked private. Low Brook is the bungalow to the left hand side with parking either side of the driveway.

Turning from road - what3words///ratty.contour.lend

Property - what3words///rumble.fail.sgrunt











#### GENERAL INFORMATION

Services: Mains Water and Electric. Private Drainage via a Klargestar. PV Solar Panels on FIT. B4RN superfast broadband connected.

Tenure: Freehold. Low Brook has a right of access from the road. The neighbouring property, Brookside has access at the front of Low Brook.

Council Tax Band: E

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

Score	Energy rating	Current	Potential
92+	A		99 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



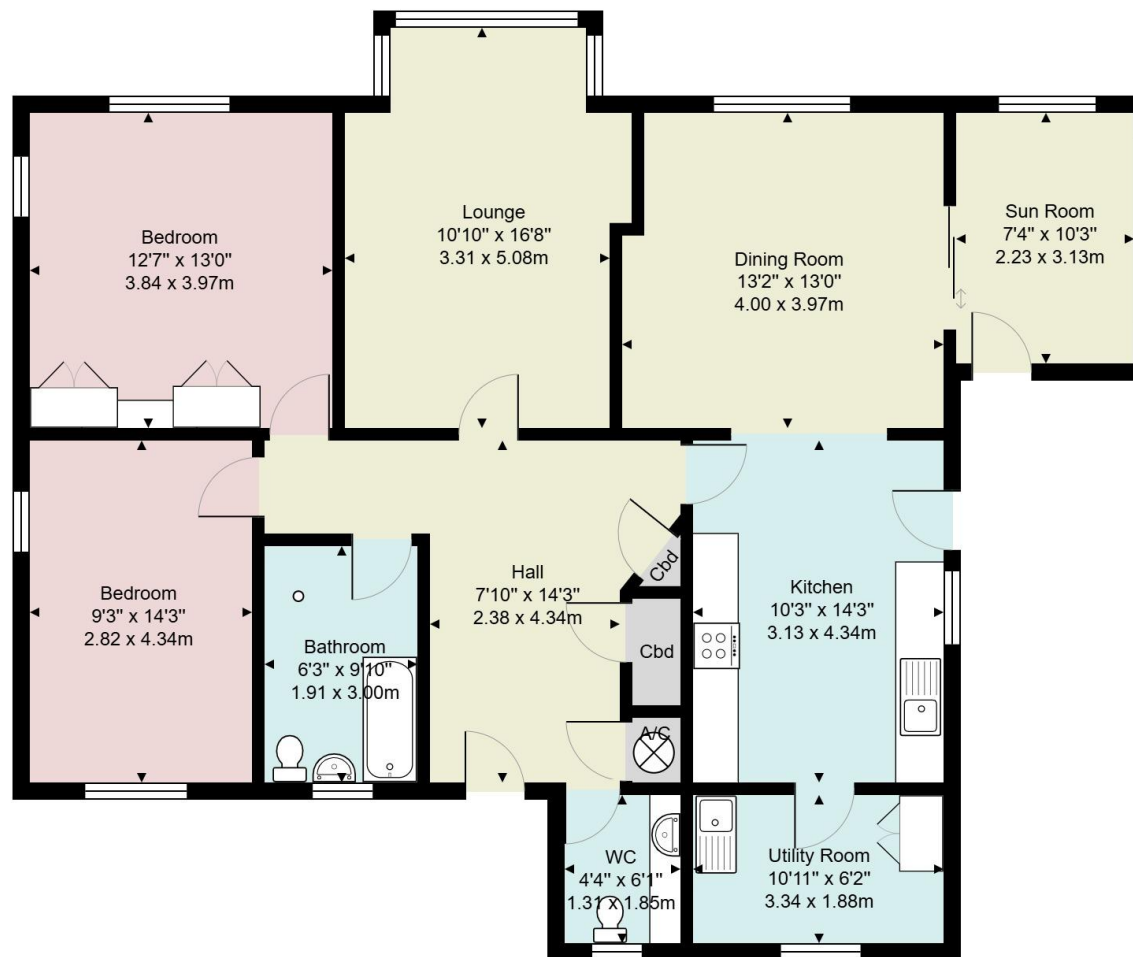
#### ARRANGE A VIEWING

To arrange your viewing contact our Milnthorpe Team:

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Approx. Total Area: 1279 ft² ... 118.8 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

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