



MEADOW BANK, HINCASTER, MILNTHORPE, CUMBRIA, LA7 7ND  
**£500,000**

**MILNE MOSER**  
SALES + LETTINGS



# MEADOW BANK HINCASTER MILNTHORPE LA7 7ND



4



2



1



DOUBLE GARAGE  
& PARKING

## OVERVIEW

Having open views over fields and countryside at the front, Meadow Bank is a unique property with a versatile layout. Larger than expected, the split level accommodation makes the most of the sloping plot with a generous garage underneath, a living room with access to the balcony, a dining room and kitchen. Three of the four bedrooms are doubles and are grouped together off the half landing whilst the fourth bedroom could also be used as a home office. There is a modern shower room and additional cloakroom/WC, ideal for busy households or visitors. The garden spaces extend to both the front and rear and are mostly lawned and interspersed with shrubs and mature trees. The property does need some modernisation, however the current layout lends itself to modern living and the property is UPVC double glazed. Available with no onward chain.

## ACCOMMODATION

From the driveway, steps lead to the left and up to the UPVC door.

## HALLWAY

Having a high ceiling, exposed brickwork wall and steps up to the half landing. There are two radiators, a ceiling light and access to the loft.

## LIVING ROOM

19' 3" x 13' 11" (5.86m x 4.24m)

This generous room has a fantastic views from the patio doors at the front and window at the side, the west facing balcony is the ideal place for a spot bird watching and a cuppa. The part vaulted tongue and grooved ceiling and exposed brickwork give the room







a retro feel, the stone fireplace divides the space from the dining room and there is a living flame gas fire (LPG). Two radiators, a ceiling light and two wall lights.

#### DINING ROOM

10' 10" x 13' 11" (3.30m x 4.24m)

Windows face the front and rear aspects, both with pleasant outlooks. Continuing vaulted ceiling and exposed brickwork, a radiator and ceiling light.

#### KITCHEN

10' 2" x 12' 10" (3.11m x 3.91m)

Fitted with warm wood base and wall units, cream worktops, tiled splashbacks and a cream one and a half bowl sink with drainer. There is an electric hob with hood above, integrated fridge, and electric oven and separate grill and under unit lighting. Radiator, spotlighting and a window overlooking trees at the rear.

#### REAR PORCH

5' 6" x 5' 11" (1.67m x 1.80m)

Having windows to three sides plus an external door. Practical tiled floor and plumbing for a washing machine.

#### BEDROOM/STUDY

7' 6" x 9' 4" (2.28m x 2.83m)

Also looking towards trees, the fourth bedroom could easily be used as a home office, hobby room or second TV room. Radiator and a ceiling light.

#### HALF LANDING

Ceiling light and continuing exposed brickwork. The shelved walk in airing cupboard houses the hot water cylinder and has a light.



#### BEDROOM

10' 7" x 15' 7" (3.21m x 4.74m)

Having lovely views over countryside, gardens and trees at the front and side. A good sized double with a ceiling light and radiator.

#### BEDROOM

13' 11" x 9' 11" (4.24m x 3.02m)

Overlooking the rear garden towards woodland, the second good sized double has a radiator and ceiling light.



#### BEDROOM

11' 6" x 8' 1" (3.51m x 2.46m)

Also at the rear, the third double bedroom has a radiator and ceiling light.

#### SHOWER ROOM

8' 2" x 6' 11" (2.50m x 2.10m)

Fitted with a WC, pedestal hand basin and a walk in shower with riser spray, screen and seat. There is aqua board and tiling to the walls and wet room flooring. Vanity light with shaver point, a radiator, ceiling light and frosted window.

#### WC

A useful second facility, fitted with a WC, wash hand basin and a ceiling light.

#### EXTERNAL

The front garden is lawned with shrub borders and ample gravelled driveway parking. A flagged slope with hand rail at the side leads up to the rear garden. Also lawned, the rear garden is bounded by trees and has a rockery.

#### DOUBLE GARAGE

Garage 18' 11" x 17' 2" 95.77m x 5.22m)

Store 12' 3" x 6' 9" (3.74m x 2.06m)

The generous garage has an electric up and over door, power and light and the Worcester boiler. A second storage space is to one side and also has a light.

#### DIRECTIONS

From the roundabout at the A591/A590, follow signs to Hincaster and Sedgwick. Continue over the River Kent and turn right towards Hincaster. Continue over the dual carriageway and once reaching Hincaster, Meadow Bank is on the left hand side, indicated by our For Sale board.











#### GENERAL INFORMATION

Services: Mains Water and Electric. Oil fired central heating.  
 Drainage via Private 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: 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		
55-68	D		67 D
39-54	E		
21-38	F	36 F	
1-20	G		

#### ARRANGE A VIEWING

To arrange your viewing contact our Milnthorpe Team:

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Approx. Total Area: 1823 ft<sup>2</sup> ... 169.4 m<sup>2</sup>

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

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