



2 ST. ANTHONYS COTTAGES, HEVERSHAM, MILNTHORPE, CUMBRIA, LA7 7FJ
Offers Over £200,000

MILNE MOSER
SALES + LETTINGS

2 ST. ANTHONYS COTTAGES HEVERSHAM MILNTHORPE LA7 7FJ



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GARAGE &
PARKING

OVERVIEW

Offered for sale on the open market for the very first time, this deceptive semi-detached cottage requires modernisation throughout and has fantastic potential to create a forever home. Owned by the same family for over three generations, the house retains many character features and the ground floor has been extended and reconfigured over the years creating a second reception space and sun room. The first floor has two bedrooms - both with a pleasant outlook and a bathroom. For buyers with hobbies or a trade, the garage and workshop are a real bonus and there is an additional store. The garden extends to the side along with off road parking. Set within a small development of period properties, St Anthonys Cottages are well located for Milnthorpe, bus routes and amenities at Heversham. Part double glazed, gas central heating and no onward chain.

ACCOMMODATION

The glazed porch and traditional door lead into:

HALL

Stairs with a cupboard beneath lead to the first floor and there are open doorways to the dining room and kitchen. Radiator, ceiling light and a period window to the side.

DINING ROOM

12' 9" x 11' 9" (3.88m x 3.58m)

UPVC double glazed sash window faces the front aspect with outlook towards trees. Tiled fire surround., a ceiling light, radiator and two wall lights.





KITCHEN, UTILITY AND SUN ROOM

Kitchen 9' 11" x 8' 6" (3.01m x 2.58m)

Utility 4' 8" x 10' 3" (1.41m X 3.12m)

Sun Room 7' 8" x 10' 2" (2.34m x 3.10m)

The three spaces combine for use as a kitchen, part fitted with pine fronted cupboards, freestanding cupboards and a triple sink unit. There is plumbing for a washing machine, point for a gas cooker, ceiling lights and a radiator. Double glazed windows in the sun room plus an external door, polycarbonate roof and recessed lighting.

SITTING ROOM

12' 10" x 16' 11" (3.90m x 5.17m)

With double glazed windows to three sides, the sitting room is light and bright and has pleasant outlooks. Two radiators, a ceiling light and four wall lights. The stone fireplace extends to the side incorporating a TV/Media shelf.

LANDING

A double glazed window at the side has a pleasant view and there is a built in airing cupboard with hot water cylinder, a ceiling light and radiator. Period style doors lead to the two bedrooms and bathroom.

BEDROOM

10' 5" x 11' 6" (3.19m x 3.50m)

UPVC double glazed sash window overlooking trees and fields. Radiator and a ceiling light.

BEDROOM

10' 0" x 8' 4" (3.04m x 2.55m) max

The second bedroom also faces the front aspect and has a UPVC double glazed sash window. Period fireplace, a ceiling light and radiator.

BATHROOM

9' 10" x 6' 5" (2.99m x 1.96m) max

Fitted with a WC, pedestal hand basin and a corner bath with shower above. Part tiled walls, a ceiling light, radiator and double glazed window overlooking countryside towards the distant bay.

EXTERNAL

The outside space extends to the side of the cottage and is larger than expected with off road parking and a lawned garden space.



STORE

10' 2" x 6' 11" (3.09m x 2.10m)

Located beneath the utility and sun room, the store has a tap and redundant steps.

GARAGE

13' 0" x 17' 0" (3.96m x 5.19m)

A good sized garage with folding door, a UPVC frosted double glazed window, power and light. Open access to:

WORKSHOP

19' 11" x 21' 0" (6.08m x 6.40m)

A period stone arch indicates the original use of the building as a cart house and there are work benches, power and Ideal Mexico boiler.

DIRECTIONS

From Milnthorpe, head north on the A6 towards Heversham. The access to St Anthonys Cottages is on the left hand side opposite Kirkgate Lane and the entrance/gate posts to Hallbarrow House. The driveway is indicated by a red sign. Follow the driveway down keeping right. Number two is clearly marked with access to the parking after the cottage.

[what3words///images.orange.rejoins](https://www.what3words.com/images/orange.rejoins)







GENERAL INFORMATION

Services: Mains Water, Gas and Electric. Drainage via septic tank shared with the adjoining property. The tank is at the bottom of the garden to number 2. 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: D

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		72 C
55-68	D	54 E	
39-54	E		
21-38	F		
1-20	G		

ARRANGE A VIEWING

To arrange your viewing contact our Milnthorpe Team:

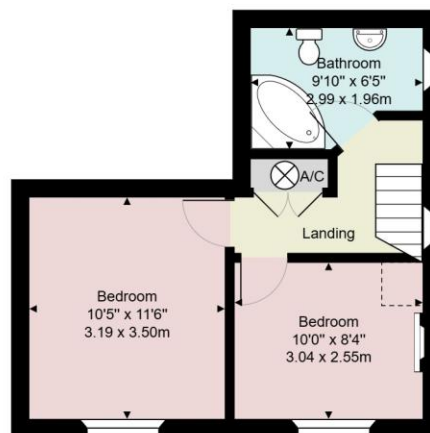
Westmorland House, The Square, Milnthorpe, LA7 7QJ

Telephone. 015395 64600

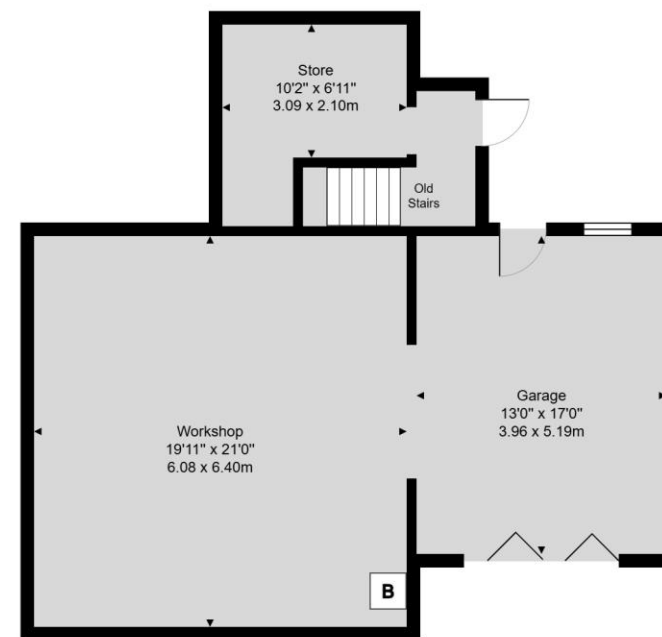
Email. milnthorpeproperty@milnmoser.co.uk



Ground Floor



1st Floor



Garage and Basement

Approx. Total Area: 1859 ft² ... 172.7 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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