



1 ST. ANTHONYS COTTAGE, HEVERSHAM, MILNTHORPE, LA7 7FJ
£190,000

MILNE MOSER
SALES + LETTINGS

- Charm Throughout
- Some Double Glazing
- Gas Central Heating
- Part of Small Development of Character Properties
- No Onward Chain
- Excellent Scope to Modernise to Own Taste



2



2



1



GARAGE

OVERVIEW

Nestled close to Heversham with good access to the amenities of Milnthorpe, this quirky two bedroom house must be viewed for the potential to be appreciated.

The ground floor flows from the hallway with a dual aspect lounge and the dining room is semi open plan to the kitchen space. The first floor has two double bedrooms and a large bathroom with scope to reconfigure and install a four piece suite. A sitting room has been added at first floor level - a lovely space with French doors to the deck/balcony and views over countryside towards the distant bay. The garage has space for a small car and there is a patio garden. The outhouse requires maintenance but could be a wonderful home office or studio and there are a number of cellar rooms offering further scope.

ACCOMMODATION

A UPVC double glazed porch on the side of the house offers space to take off wet shoes and coats and a traditional door leads into the hallway.

The unique layout and charm of the property is evident in the hallway - there is open access to the lounge and dining areas and stairs lead to the first floor. The dual aspect lounge has a gas fire set within a stone surround as a focal point. The dining area has matching cream shaker style units to the kitchen giving synergy to the space with the





kitchen having a fitted gas hob, under counter oven and connecting doors to the garage and rear patio garden.

The first floor landing is split - the two bedrooms and bathroom are at the front of the house and stairs at the rear lead into the sitting room, the larger having a view over fields and trees. The bathroom is a really good size and could accommodate a four piece suite if desired. The instant hot water boiler is within a cupboard.

Moving into the light bright sitting room at the rear, UPVC double glazed French doors lead onto the decked balcony and there are views over countryside towards the distant bay - a lovely addition to the house and a versatile space should a guest room be needed.

Externally, the property has an enclosed pretty patio garden with space for pots and furniture. High stone walls add character. The outhouse has excellent scope to create a studio or workshop - a unique circular window and roof design give the building real character. Steps lead down to the expansive cellar rooms - divided into two large main spaces plus three ante rooms, all areas have good head height and there is power, light and water connected.



DIMENSIONS

Hall 11' 11" x 7' 6" (3.64m x 2.29m)
Lounge 11' 0" x 13' 1" (3.36m x 3.99m)
Dining Area 10' 7" x 8' 11" (3.23m x 2.72m)
Kitchen 8' 6" x 10' 3" (2.59m x 3.13m)
Bedroom 11' 11" x 11' 4" (3.64m x 3.46m)
Bedroom 8' 7" x 9' 3" (2.62m x 2.82m)
Bathroom 10' 5" x 9' 2" (3.18m x 2.79m) max
Sitting Room 15' 3" x 10' 6" (4.66m x 3.20m)
Garage 15' 3" x 10' 4"/7' 1" (4.65m x 3.16m/2.16m)
Cellar One 13' 10" x 10' 5" (4.22m x 3.17m)
Cellar Two 8' 6" x 6' 9" (2.59m x 2.05m)
Cellar Three 12' 0" x 9' 11" (3.67m x 3.03m)
Cellar Four 5' 0" x 9' 11" (1.52m x 3.01m)
Cellar Five 4' 10" x 9' 9" (1.46m x 2.96m)
Outhouse 9' 0" x 8' 2" (2.74m x 2.49m)

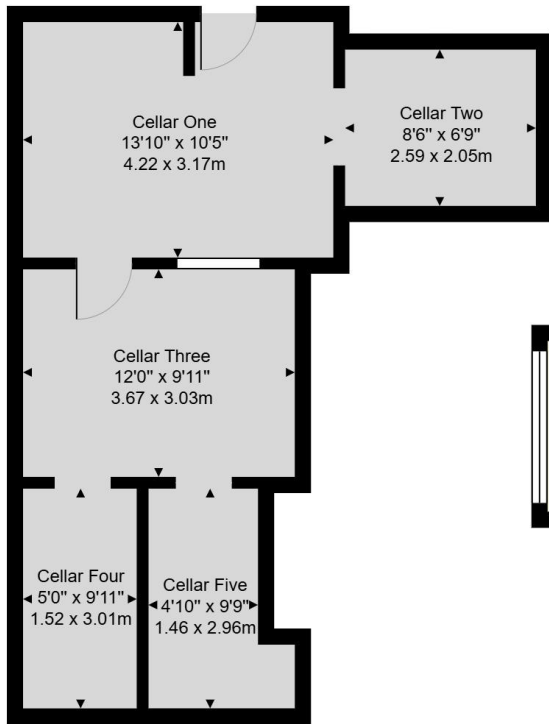
DIRECTIONS

Leaving Milnthorpe on A6 towards Heversham, proceed out of the village and over the rise of the hill. Turn left opposite Kirkgate Lane down the small track/driveway with the property being on the left hand side.
what3words.com/voter.daily.coasting

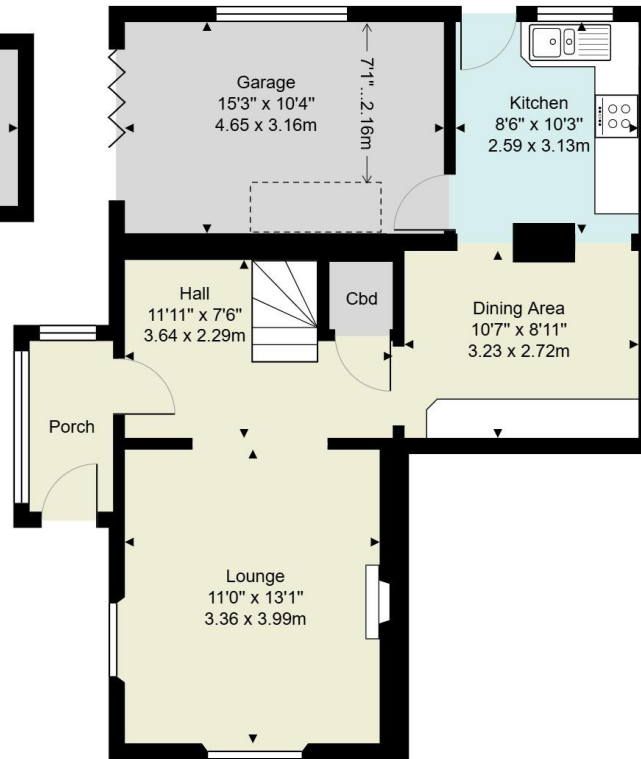




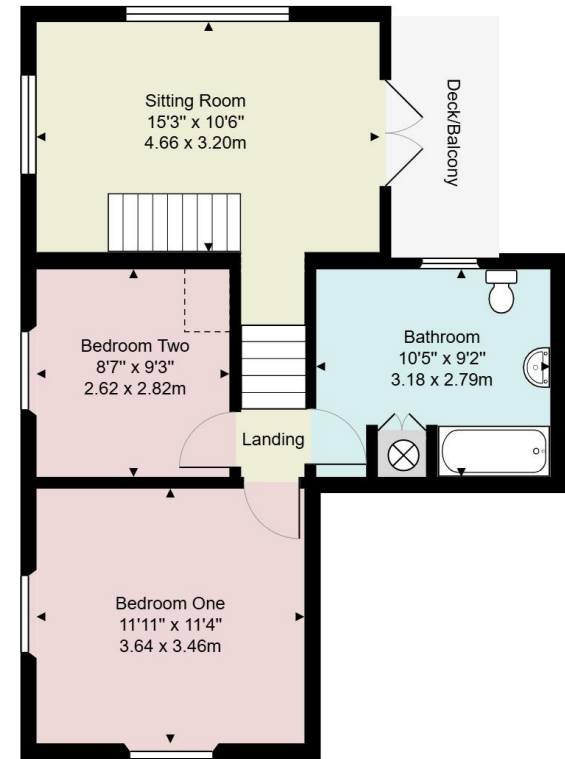




Basement



Ground Floor



1st Floor

Approx. Total Area: 1633 ft² ... 151.7 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E		
21-38	F	38 F	
1-20	G		

To arrange your viewing contact our Milnthorpe Team

If you would like further information or insights prior to viewing, please contact Lois Clifton

ESSENTIAL INFORMATION

Services: Mains Water, Electric and Gas. 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

EPC Grading: F. Please note with the current rating you may not be able to let this property.

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