



1 ELMSFIELD PARK COTTAGES, HOLME, CARNFORTH, CUMBRIA, LA6 1RJ  
**£350,000**

**MILNE MOSER**  
SALES + LETTINGS

- Double Glazed Throughout
- Gas Central Heating
- Attractive Courtyard Style Development
- Semi-Rural Location
- Well Presented Internally and Externally
- Courtyard Garden
- Excellent Family Home



3



2



1



PARKING

#### OVERVIEW

Forming part of a pretty development of similar properties, this three bedroom property has charm and character in abundance and will appeal to a range of buyers. Being the former farmhouse to the adjoining barn conversions, the property has a traditional layout - the two reception spaces each have a period fireplace - one with a cosy woodburner and there is a well-planned kitchen with range cooker and utility room. The views from the first floor are lovely, across open farmland to distant Lakeland Fells and all three bedrooms have built-in storage. Externally, there is a well planted mature courtyard style garden with space for entertaining and recreation.

Immaculately presented both inside and out, there is attention to detail throughout which is only evident on viewing this welcoming home. Located just a short distance from Holme village, the property is in a semi-rural position yet convenient for primary and secondary schools, Milnthorpe and M6 motorway. The 555 bus route passes at the end of the lane.

#### ACCOMMODATION

Elmsfield Park Cottages are accessed via a country lane with number one being on the corner as you enter the shared parking courtyard. There is parking space adjacent to the porch and a second space within the courtyard. The stone porch is in perfect keeping with the original building and





has a tiled floor, perfect for muddy coats and shoes. If like the current owners, you wish to use the side/utility room more, there is scope in the porch to add storage or a workstation. The adjoining dining room is the cosiest room of the house with a hearty multifuel woodburner and thickset walls. The dimensions of the room allow space for a dining table and easy chairs making it a truly versatile room. Glazed double doors lead to the kitchen and there are glimpses over the fence of the open farmland beyond. The kitchen has a good range of oak units, granite worktops, a five burner gas range cooker, a wine fridge and an integrated dishwasher. An understairs cupboard provides additional storage. The utility is a must for any busy household, with hanging space for coats, plumbing for a washing machine and door to the courtyard garden. Wall mounted Biasi boiler (with warranty remaining). The elegant lounge also has a traditional feature fireplace with exposed stonework and dual aspect windows. A light and bright stairwell connects to the first floor.

Once on the first floor, the thickset walls and character continues. All three bedrooms have built in storage, two are doubles and the third has a lovely view at the side. The shower room has been updated with a generous enclosure, a WC and pedestal hand basin. The view from the shower room is excellent and there is neutral tiling to the walls.

Externally, the property has more space than first perceived. The well planted flower bed at the front provides privacy and there is a parking space. The gated courtyard garden at the side is enclosed by walling and fencing and has a Mediterranean feel with lush planting and space for outdoor dining. There is a further space at the rear. The owners have created numerous seating areas both at the front and rear to maximise the sun. The courtyard at the front provides parking for the residents - the parking area and bin space for number 1 is on the far left.



#### DIMENSIONS

Porch 8' 5" x 6' 11" (2.56m x 2.12m)  
Dining Room 20' 5" x 8' 10" (6.22m x 2.69m)  
Kitchen 6' 7" x 16' 5" (2.01m x 5.00m)  
Utility Room 6' 7" x 5' 3" (2.00m x 1.60m)  
Lounge 16' 0" x 13' 8" (4.89m x 4.17m)  
Bedroom 9' 6" x 13' 8" (2.90m x 4.16m)  
Bedroom 13' 7" x 8' 10" (4.13m x 2.68m)  
Bedroom 6' 4" x 10' 3" (1.93m x 3.12m)  
Shower Room 5' 10" x 10' 6" (1.77m x 3.19m)

#### DIRECTIONS

Leaving Milnthorpe on Main Street towards Ackenthwite, turn right at the roundabout with Dallam School. Continue through Whassett and over the River Bela. Immediately after the railway bridge turn left onto the country lane. Pass Elmsfield House Retirement and Nursing Home and Elmsfield Park Cottages is the next development on the right hand side. Number 1 is the first property.

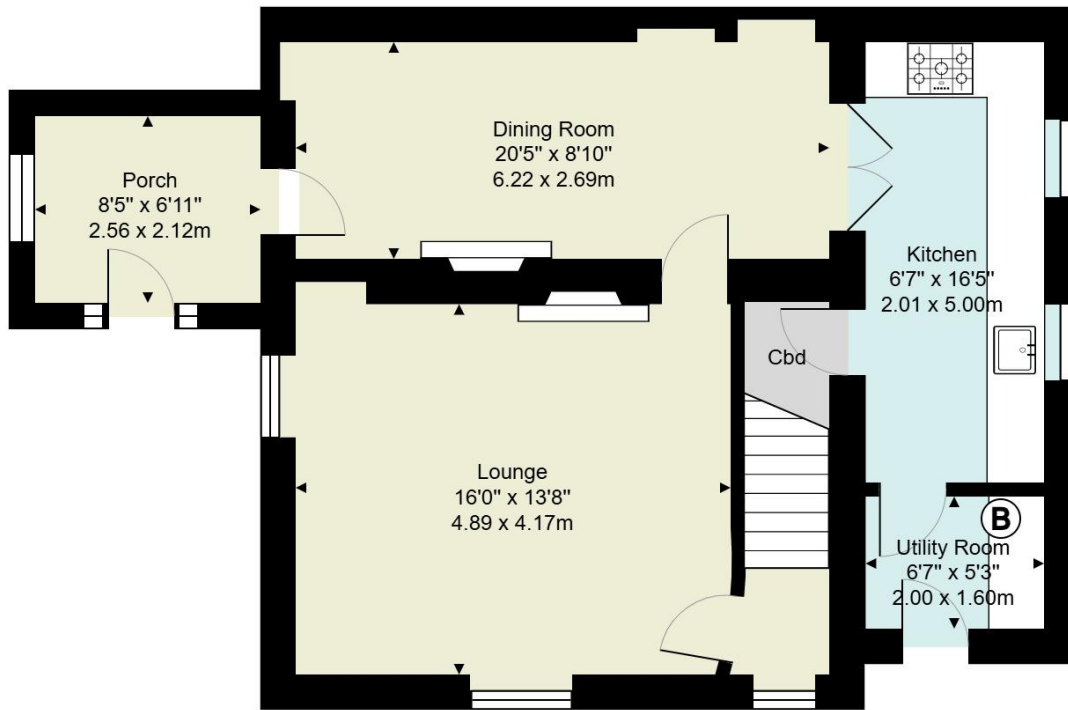
[what3words.com/hunt.hamsters.lots](http://what3words.com/hunt.hamsters.lots)

Please note there is no access from the lane into the Business Park

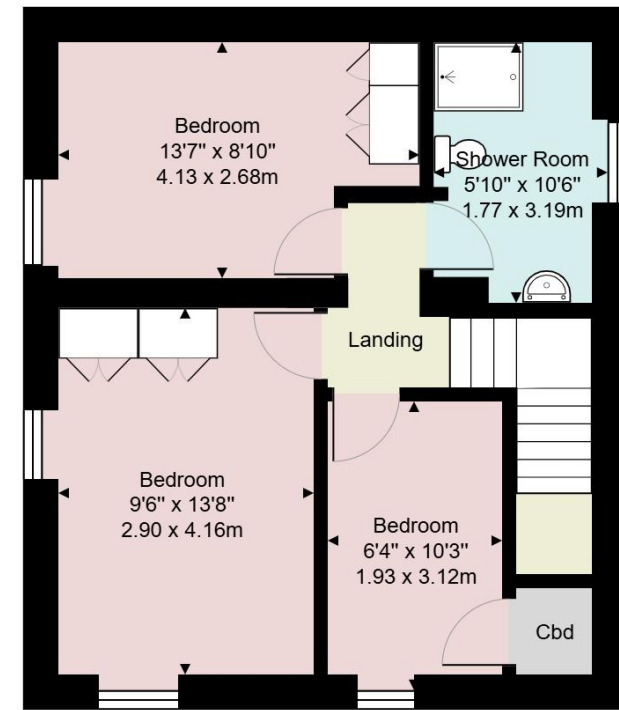








Ground Floor



1st Floor

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	70 C	80 C
55-68	D		
39-54	E		
21-38	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, Gas and Electric. Drainage via shared septic tank which is maintained by and the responsibility of the adjoining business park - an annual fee is payable.

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

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