



THE STABLES, NORTH ROAD, HOLME, CARNFORTH, CUMBRIA, LA6 1QA
£295,000

MILNE MOSER
SALES + LETTINGS

- Electric Heating
- Double Glazing
- No Onward Chain
- Scope to Personalise
- Ideal for a Range of Buyers



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OVERVIEW

Being close to the centre of Holme with the primary school, pub and bus routes easily within walking distance, this quirky three bedroom conversion of a former chapel is a great find.

The accommodation is over three floors and well laid out. A generous lounge diner has a hearty woodburner and there is a modern stylish kitchen. The three bedrooms are all doubles plus there is a main bathroom on the first floor and a separate shower room on the ground floor - a real bonus.

An easy to maintain rear garden/courtyard completes the picture of this deceptive home.

ACCOMMODATION

Approaching at the side of the property, a wooden door leads into the hallway. A cupboard provides storage and stairs lead to the first floor. Moving into the lounge diner, the generous proportions of the house become apparent. Windows face the front and rear and there is zoned lighting creating lounge and dining areas. The woodburner can be used to heat the hot water and central heating, bypassing the electric boiler if required. The kitchen is at the rear of the house with access to the garden. Fitted with contemporary grey shaded shaker style units, marble worktops and tiled splashbacks. Integrated electric hob





with hood above, and electric oven and dishwasher. Two Velux rooflights allow further natural light to flood the room. The ground floor shower room is a real bonus to the property. Fitted with a three piece suite plus plumbing for a washing machine, a chrome heated towel rail and extractor.

The first floor landing has a low level arched window and the stairs continue to the second floor. The front double bedroom has two arched window - a lovely feature, plus a double wardrobe and further single cupboard housing the electric boiler. The second double is at the rear, again having an arched window plus a Velux rooflight. The stylish bathroom has tasteful metro tiling to the walls in soft tones and there is a vanity hand basin, WC and bath with central taps. Extractor and chrome heated towel rail.

The stairs continue to the second floor with a rooflight on the stairwell. A cupboard provides additional storage. The third bedroom is within the roof space with underlit exposed beams, adjustable spotlighting and a Velux rooflight. The hot water cylinder is concealed behind the feature pallet wall.

Externally, the front of the property is enclosed by walling and there is an area for recycling and bins at the side. The rear garden is enclosed with an easy to maintain patio, gravelled space and raised bed.

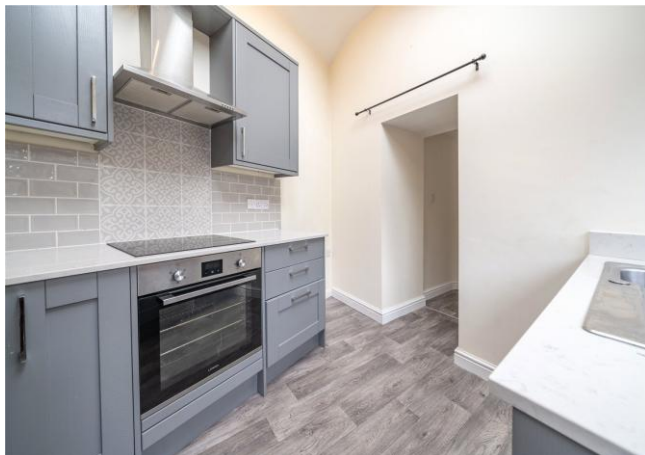


DIMENSIONS

Lounge Diner 12' 2" x 23' 2" (3.72m x 7.07m)
Kitchen 9' 3" x 10' 0" (2.83m x 3.05m) max
Bedroom 12' 5" x 13' 4" (3.78m x 4.06m) max
Bedroom 12' 1" x 10' 9" (3.69m x 3.27m)
Bathroom 5' 9" x 6' 3" (1.74m x 1.89m)
Bedroom 14' 10" x 14' 3" (4.52m x 4.26m) max

DIRECTIONS

Leaving Milnthorpe on Main, head towards Ackenthwaite, turning right at the roundabout with Dallam School. Continue through Whasset and into Holme village. After the Smithy Pub turn left onto North Road with the property just a short distance to the right hand side opposite the turning to Trinity Drive and prior to the primary school. [what3words:///races.glossed.fond](#)

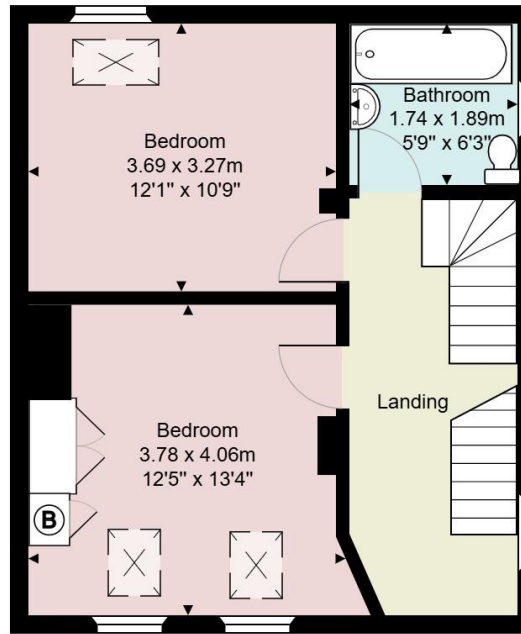




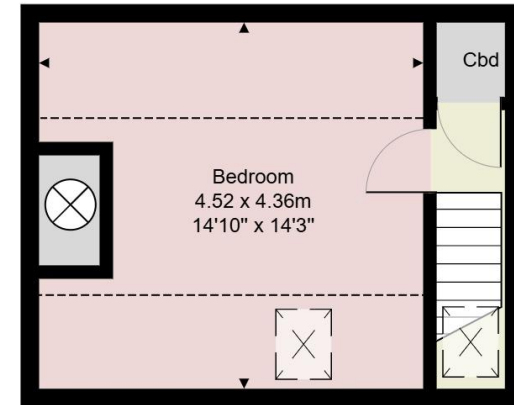




Ground Floor



1st Floor



2nd Floor

Total Area: 116.2 m² ... 1251 ft²

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 | | 71 C |
| 55-68 | D | 61 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, Electric and Drainage. Electric heating and hot water - the woodburner can also be used, bypassing the boiler.

Tenure: Freehold

Council Tax Band: D

EPC Grading: D

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