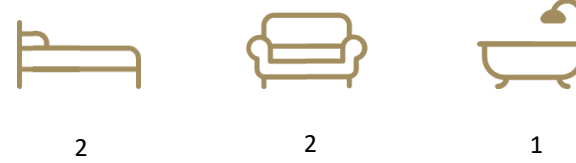




16 HOLME MILLS COTTAGES, HOLME, CARNFORTH, CUMBRIA, LA6 1RB
£210,000

MILNE MOSER
SALES + LETTINGS

- Semi-Rural Location with Mill Pond at Rear
- Views over Allotments at the Front
- Character Charm Throughout
- Outhouse/Laundry
- Seating Area at the Front
- Gas Central Heating
- UPVC Double Glazing



OVERVIEW

Centrally positioned along a pretty row of terraced houses, this three storey home is perfect for first time buyers and offers a versatile layout. The current owners have opened up the ground floor creating an impressive and stylish dining and kitchen area. Character has been retained with exposed stonework and a woodburner and the kitchen is in perfect keeping with the period of the house. The lounge has been moved to the first floor, ideal for admiring the view over allotments and open green space - this room could still be used as a bedroom if required. Completing the accommodation is a generous bathroom and two double bedrooms over the first and second floors. Some updating works have been completed, however there is still scope to personalise and hone DIY skills, creating a home just to your taste.

From the lane at the front, a forecourt has space for a bench or chairs and is the ideal spot to sit and watch the chickens and ducks in the field opposite. The handy porch has a practical tiled floor and there is a UPVC door into the open plan dining kitchen area. A lovely welcoming space with exposed stonework wall, herringbone wood effect flooring and a cosy wood burner set to a stone hearth. The kitchen is at the rear of the room, remodelled in recent years and fitted with dark green shaker style units, wood block worktops and a Belfast sink. Hand finished tiles make a stylish splashbacks and window cill and there is an





induction hob and oven with hood above. There is further storage in three under stair cupboards.

From the dining area, stairs lead up through the house to the first and second floors. Wooden latch doors lead to each room. The current owners use the front bedroom as a lounge - a nicely proportioned room with lovely views over the allotments towards countryside. There is wood effect flooring and a period style fireplace. The adjacent bathroom is a really generous room, fitted with a shower bath, WC and pedestal hand basin. The boiler is concealed within a cupboard and there is open shelving, a chrome heated towel rail and large mirror.

The second floor landing has an open shelved cupboard. The biggest of the two bedrooms is at the front, enjoying the lovely view and having laminate flooring. The second bedroom is at the rear and overlooks the mill pond.

An outhouse at the rear provides storage for tools and outdoor gear. There are quarry tiles to the floor and power and light connected. The former WC has been turned into a laundry space with a hand basin and plumbing for a washing machine.



DIMENSIONS

Porch 5' 11" x 2' 11" (1.81m x .89m)

Open Plan Kitchen Diner 12' 11"/7' 3" x 21' 2" (3.94m/2.20m x 6.46m)

Lounge/Bedroom 12' 9" x 10' 10" (3.89m x 3.31m)

Bathroom 7' 3" x 10' 3" (2.20m x 3.13m)

Bedroom 12' 9" x 10' 1" (3.89m x 3.09m)

Bedroom 7' 6" x 11' 0" (2.29m x 3.36m)

DIRECTIONS

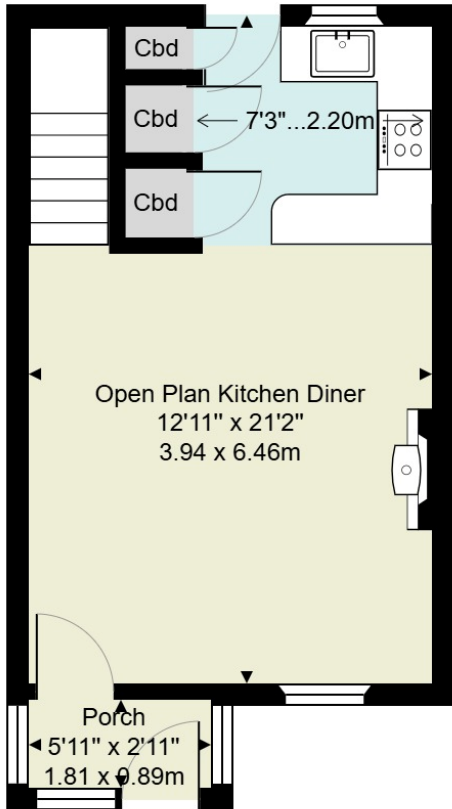
From the centre of Holme village by the church and Smithy pub, turn onto Duke Street and then follow round to the left onto Station Road. Holme Mills Cottages are two rows of terraced houses overlooking an allotment/field. Number 16 is in the first block on the right.

what3words///sisters.grafted.parked

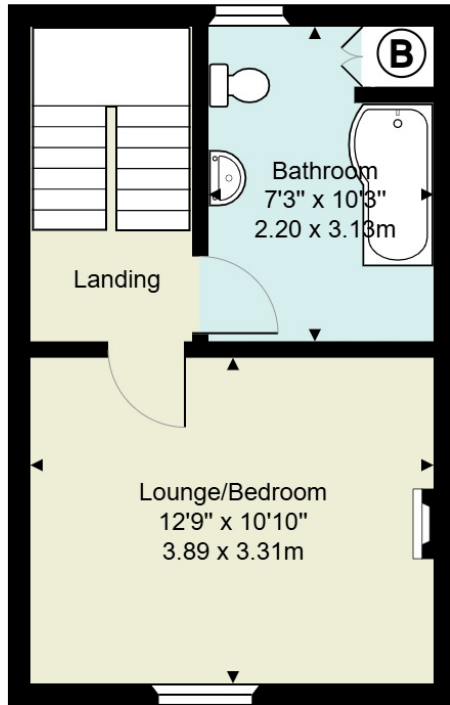




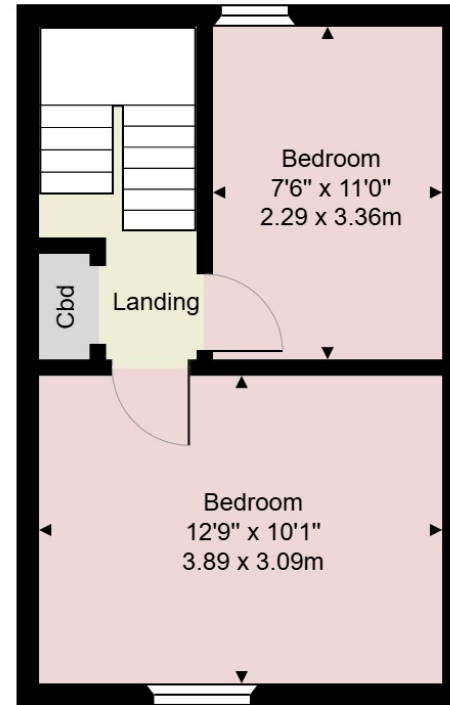




Ground Floor



1st Floor



2nd Floor

Approx. Total Area: 836 ft² ... 77.7 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		111 A
81-91	B		
69-80	C		
55-68	D	60 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, Electric and Drainage

Tenure: Freehold

Council Tax Band: C

EPC Grading: D

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