

# Cumbrian

## PROPERTIES

Cottage, Millhouse, Hesket Newmarket



**Price Region £345,000**

**EPC-F**

Semi-detached property | Rural location  
2 reception rooms | 4 bedrooms | 1 bathroom  
Gardens, garage and driveway

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## 2/ COTTAGE, MILLHOUSE, NR HESKET NEWMARKET

Situated on the edge of the Lake District National Park, and close to the villages of Heskett Newmarket and Caldbeck, a four bedroom, two reception room, semi-detached family home. The immaculately presented accommodation briefly comprises entrance porch, entrance hall, 23' lounge, dining room (both with multi fuel stoves) and 18' kitchen.

To the first floor there are four bedrooms and shower room. A stone chipped driveway leads to the detached garage and spacious lawned rear garden with patio.

Millhouse has a thriving community with village hall offering a range of activities and social events with further amenities including schools, shops, doctors surgery and pubs to be found in the nearby villages.

The double glazed and central heated accommodation with approximate measurements briefly comprises:

### **Composite entrance door into entrance porch.**

**ENTRANCE PORCH** Sandstone flooring, two UPVC double glazed windows and opening to the entrance hall.

**ENTRANCE HALL** Staircase to the first floor, doors to lounge and dining room.

**LOUNGE (23' max x 13'3 max)** Inset sandstone fireplace housing a multi fuel stove on a sandstone hearth, coving to the ceiling, UPVC double glazed window to the front and UPVC double glazed French door with windows to either side opening onto the rear garden.



LOUNGE

**DINING ROOM (14' x 13'5 max)** Inset fireplace housing a multi fuel stove on a sandstone hearth, UPVC double glazed window, ceiling spotlights and door to kitchen.

### 3/ COTTAGE, MILLHOUSE, NR HESKET NEWMARKET



DINING ROOM

**KITCHEN (18'3 x 10'4)** A range of wall and base units with complementary worksurfaces and upstands incorporating a stainless steel sink unit with mixer tap. Four ring electric hob with extractor hood above, integrated oven, integrated dishwasher, plumbing for washing machine, integrated fridge and freezer, and breakfast bar. Electric radiator, panelled ceiling with coving, tile effect flooring, UPVC double glazed windows to the front and side and UPVC double glazed stable door to the rear garden.



KITCHEN

### **FIRST FLOOR**

**LANDING** Doors to bedrooms and shower room.

**BEDROOM 1 (15'6 incorporating storage area x 14')** UPVC double glazed window.

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BEDROOM 1

**BEDROOM 4 (14'3 x 6'6)** Sloping ceiling, double glazed Velux window and electric radiator.



BEDROOM 4

**BEDROOM 2 (14' max x 9'9 max)** UPVC double glazed window, electric radiator and loft access.



BEDROOM 2

**SHOWER ROOM** White three piece suite comprising walk-in cubicle with rainfall shower and further shower attachment, low level WC and vanity unit wash hand basin. Chrome towel rail radiator, storage cupboards – one housing the hot water cylinder, part tiled walls, wood effect flooring and UPVC double glazed frosted window.

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SHOWER ROOM

**BEDROOM 3 (10'7 x 8'8)** Electric radiator and UPVC double glazed window enjoying lovely views across the garden towards the fields.



BEDROOM 3

**OUTSIDE** Sandstone flagged front garden. Stone chipped driveway to the side of the property providing off-road parking with gated access leading to the detached garage and good size lawned rear garden with patio, log store and garden shed/workshop with power and light.

**DETACHED GARAGE (15'9 x 14')** Up and over door, power and light.



REAR GARDEN

6/ COTTAGE, MILLHOUSE, NR HESKET NEWMARKET



REAR OF THE PROPERTY

**COUNCIL TAX BAND** We are informed the property is Tax Band D. Eden District Council

**TENURE** We are informed the tenure is Freehold.

**SERVICES** Mains water and electricity are connected.

**VIEWING** Cumbrian Properties ELA Ltd, Fenton House, Corney Square, Penrith  
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### Ground Floor



### First Floor



This 3D plan is only intended as a guide to the layout of the property, and is not designed to look exactly like the real property. Flooring, wall coverings and so on will not match the real property.  
Plan produced using PlanUp.

