





## Inside The Home

The inviting entrance porch opens into a spacious, modern kitchen (by Atlantis) with extensive storage, granite worktops, a range cooker and integrated appliances, with plumbing for a washing machine and space for american style fridge freezer. There is a generous kitchen island with breakfast bar and space for an eight-person formal dining table. This welcoming space provides a perfect hub for family living and entertaining, and the adjacent room is perfectly positioned and suited for a separate, more formal dining and entertaining space, family room or home office.

Moving through the home, natural light floods through the patio doors and windows of the large spacious sitting room, which is perfectly placed for tranquil sunset views across the uninterrupted rural landscape. The multi-fuel stove provides an attractive and cosy focal point in the main living space. This light and spacious living room easily lends itself to your personal style and configuration.

The master bedroom with built in double wardrobes and ensuite shower room is situated on the ground floor of the property, as well as a second double bedroom – a versatile space which could potentially serve as an office, home gym or large family room.

To the first floor are three further spacious bedrooms and the family bathroom, which incorporates a second shower over bath.

This is a rare opportunity to purchase or property brimming with character, charm and a modern contemporary finish in an idyllic, peaceful, rural location, and immediate viewing is highly recommended.

## Let's Take A Closer Look At The Area

Millness is a quiet and discreet hamlet, situated in the rural area known as Crooklands, Milnthorpe. Situated in the Lake District National Park, this beautiful area is surround by picturesque landscapes, rolling hills and the historic Lancaster Canal. Surrounded by a plethora of local primary and secondary schools including the highly regarded Queen Elizabeth School in Kirkby Lonsdale and Dallam School in

Milnthorpe, access to local bus services are located on the main A6, approximately a 10 minute walk away. Millness Barn offers buyers a perfect work-life balance with countryside living on the doorstep and convenient access to major cities and transport links. The property is situated for easy access to the M6 and Kendal, and only a short drive from Milnthorpe, Lancaster and Kirkby Lonsdale. Major cities like London, Manchester, Birmingham, Glasgow and Edinburgh are accessible by direct fast train services from Oxenholme station.

## Let's Step Outside

To the exterior, you will find a spacious detached double garage, and off-road driveway parking for up to five vehicles. The landscaped gardens and vegetable plot to the rear of the property are accessed from the drive and via the sitting room patio doors, which open into an attractive pergola and sun patio, further complemented by a charming koi pond.

## Services

The property is fitted with oil central heating and has mains electric, mains water and Septic Drainage, which is shared by the neighbouring two properties. This property also benefits from Superfast B4RN (Broadband For the Rural North) broadband.

## Tenure

The property is Freehold. Title number: CU120862.

## Council Tax

This home is Band E under Westmorland and Furness Council.

## Viewings

Strictly by appointment via Houseclub Estate Agency.

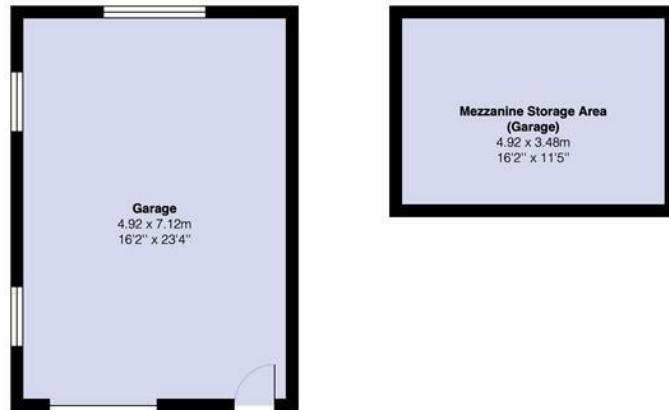
## Energy Performance Certificate

View online or for more information contact our office for details.





PROPERTY FOR SALE



	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

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