



16 TOWN HEAD FOLD, HOLME, CARNFORTH, CUMBRIA, LA6 1SE  
**£575,000**

**MILNE MOSER**  
SALES + LETTINGS

16 TOWN HEAD FOLD  
HOLME  
CARNFORTH  
LA6 1SE



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DOUBLE GARAGE  
& PARKING

OVERVIEW

Positioned to the corner of a popular quiet development, this impressive detached house has an executive feel and must be viewed to fully appreciate the accommodation on offer. The ground floor layout flows from the central hallway into a lounge, dining room, dining kitchen plus a large office/playroom/TV room. The conservatory extension at the rear has views over surrounding countryside and is usable all year round with under floor heating. There is also a ground floor cloakroom and utility room. Moving to the first floor are four double bedrooms - two with ensembles plus a family bathroom. Externally, electric gates offer security and there is a generous driveway and double garage. The garden is over two levels and has ample space for play and entertaining.

A truly generous property and available with no onward chain.

ACCOMMODATION

From the generous driveway, steps and a path lead to the front door and into:

ENTRANCE HALLWAY

Having stairs leading to the first floor, two ceiling lights and a radiator. Storage under the stairs.

WC

Fitted with a concealed cistern WC and a vanity wash hand basin. Tiled floor, a ceiling light, radiator and extractor.





#### LOUNGE

11' 7" x 20' 1" (3.54m x 6.12m) into bay

With UPVC double glazed windows to the side and a box bay window to the front, the lounge is light and bright and has a polished sandstone style fire surround with a living flame gas fire as a focal point. Two radiators, a ceiling light, two wall lights and glazed double doors to the dining room.

#### DINING ROOM

11' 7" x 11' 7" (3.54m x 3.53m)

UPVC double glazed window to the side plus French doors to the conservatory. Ceiling light and a radiator.

#### KITCHEN DINER

17' 10" x 11' 8" (5.44m x 3.56m)

Fitted with Mark Leigh Kitchens cream base and wall units with chrome trim, co-ordinating worktops and tiled splashbacks. One and a half bowl stainless steel sink and drainer, integrated fridge and dishwasher. Five ring induction hob with canopy over, a double oven, two ceiling light and a radiator. UPVC double glazed internal window to the conservatory and double glazed doors. Tiled through into the dining area, there are two ceiling lights and a radiator.

#### UTILITY ROOM

10' 7" x 5' 10" (3.22m x 1.77m)

The utility room houses the Vaillant boiler and hot water cylinder along with a stainless steel sink and base unit. Ceiling light, tiled floor, hanging space for coats and an extractor.

#### OFFICE/FAMILY ROOM

10' 3" x 19' 3" (3.12m x 5.86m)

UPVC double glazed window to the front aspect. A versatile room, previously used as an office however could be a second TV room. Radiator, ceiling and wall lights.

#### CONSERVATORY

19' 2" x 12' 0" (5.83m x 3.66m) max

An impressive conservatory - usable year round with under floor heating, double glazing to three sides and a glazed roof. Double doors lead to the side patio and there is a door to the garden. Italian marble flooring, a feature exposed stone wall and a television point. Views across to open fields.

#### LANDING

Access to the boarded loft via a drop down ladder. Ceiling light, radiator and shelved cupboard with a radiator.



#### BEDROOM

15' 3" x 12' 11" (4.66m x 3.93m) max

Having French doors leading to a Juliet balcony - perfect for admiring the view across countryside. Two further UPVC double glazed windows face the front aspect. Fitted with two double wardrobes and dressing table/drawers, a radiator and ceiling light.

#### ENSUITE

6' 11" x 4' 10" (2.11m x 1.48m)

Frosted UPVC double glazed window. Fitted with a quadrant shower cubicle, concealed cistern WC and a vanity wash hand basin. Fully tiled walls, a shaver point, extractor and ceiling light. Chrome heated towel rail.

#### BEDROOM

11' 7" x 14' 6" (3.53m x 4.43m) max excluding built in cupboard  
Having two UPVC double glazed windows to the side with lovely views over countryside and a UPVC double glazed window to the rear. Extensive range of fitted furniture plus a built in cupboard. Ceiling light, radiator and a television point.

#### ENSUITE

6' 5" x 5' 9" (1.95m x 1.74m)

Frosted UPVC double glazed window. Concealed cistern WC, a vanity wash hand basin and quadrant shower cubicle. Heated chrome towel rail, fully tiled walls, a shaver point and extractor. Ceiling light.

#### BEDROOM

10' 6" x 10' 9" (3.20m x 3.28m)

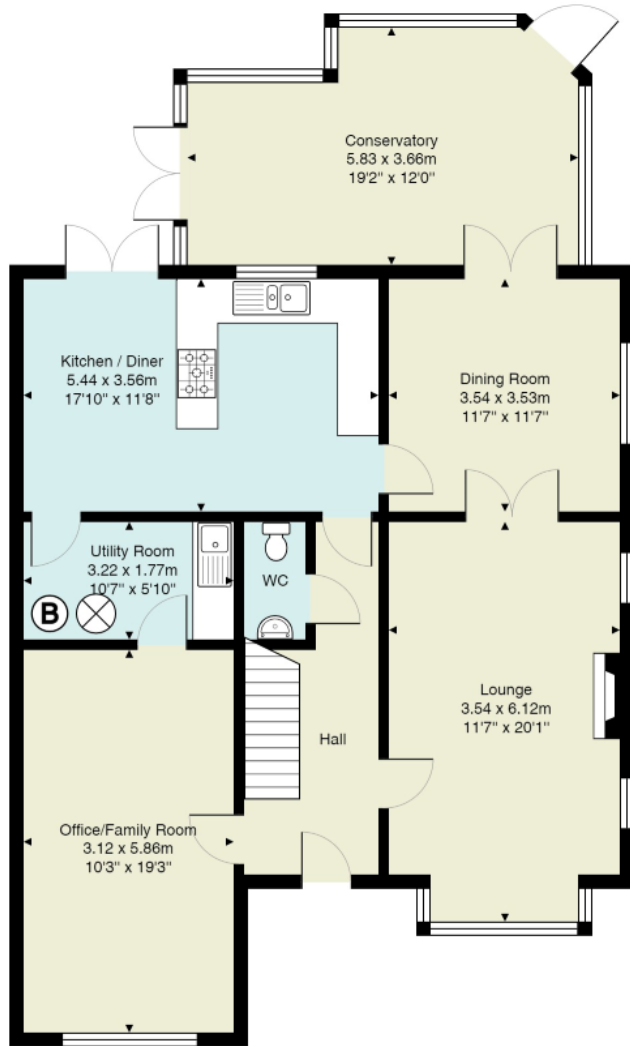
UPVC double glazed window to the rear elevation. Built in double wardrobe with hanging space and shelf. Ceiling light, radiator and a television point.

#### BEDROOM

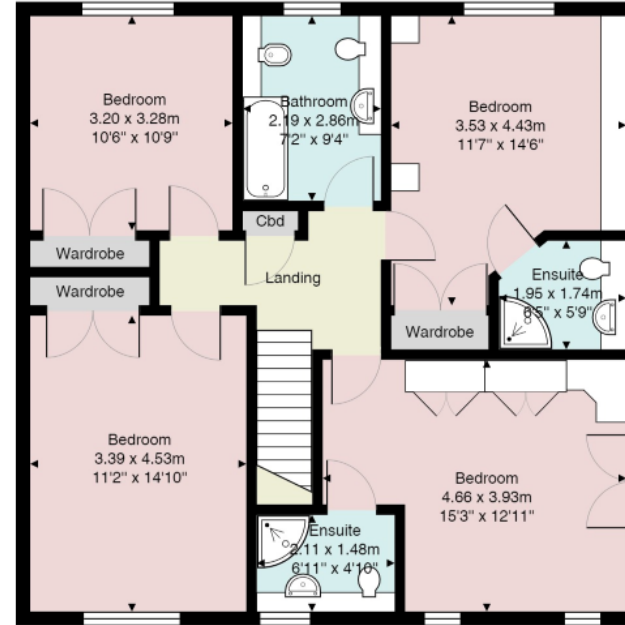
11' 2" x 14' 10" (3.39m x 4.53m)

The final double bedroom faces the front aspect and has a ceiling light, radiator and a built in double cupboard with hanging space and shelf. Telephone and television points and a UPVC double glazed window.





Ground Floor



1st Floor

Total Area: 196.9 m<sup>2</sup> ... 2119 ft<sup>2</sup> Approx

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





#### BATHROOM

7' 2" x 9' 4" (2.19m x 2.86m)

Frosted UPVC double glazed window. Fully tiled wall and floors and fitted with a vanity wash hand basin, concealed cistern WC, bidet and a bath with shower over and folding screen. Wall cabinets and storage, a chrome heated towel rail, shaver point, extractor and a ceiling light.

#### EXTERNAL

The property sits on a deceptive plot with electric gates leading to the generous parking and turning area and the double garage. Steps lead up to the front garden which is mainly lawned and edged with evergreens. A lower level lawn provides space for play and a beech hedge provides privacy. Steps connect back to the conservatory with undercroft storage beneath. A patio adjacent to the dining is ideal for al fresco dining and there is external lighting and a tap.

#### DOUBLE GARAGE

20' 3" x 20' 11" (6.17m x 6.38m)

Having two electric up and over doors, power and four ceiling lights. Tap and further storage within the roof space.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

#### DIRECTIONS

Leaving our Milnthorpe Office in The Square, proceed towards Ackenthaite, turning right at the roundabout with Dallam School. Proceed through Whassett and into Holme Village. Turn left after The Smithy onto North Road and continue past the primary school towards the far end. Town Head Fold is the last turning to the left hand side. Follow the cul de sac round to the left and onto a smaller branch of the cul de sac. The property is located to the right hand side.

[what3words///angel.inspected.vets](https://www.what3words.com/angel.inspected.vets)

#### GENERAL INFORMATION

Services: Water, Gas, Electric and Drainage

Tenure: Freehold

Council Tax Band: E

To check Broadband and Mobile phone coverage, click on our Key Facts for Buyers report online if available or visit [www.ofcom.org.uk/phones-telecoms-and-internet/coverage](http://www.ofcom.org.uk/phones-telecoms-and-internet/coverage)

# MILNE MOSER

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