

Offers Over £675,000



Armitstead
Barnett

Crooklands, Milnthorpe, Cumbria, LA7 7NS





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- One-off, architect-designed family home in the rural village
- Recently upgraded and enhanced offering modern family living
- High-spec throughout including excellent energy credentials
- Private plot with ample parking, large gardens and garaging
- Excellent accessibility and connectivity to Lake District, M6 and Rail links
- Located in catchment for sough after schooling





A substantial family home in a rural village setting which has been thoughtfully enhanced to meet the needs of modern living. Now benefitting from substantial alterations and upgrades since its construction in 2023 this one-off build offers not only generous internal space but also exceptional design and craftsmanship throughout. Built with sustainability in mind, the home boasts impressive energy credentials including air source heating and solar panels, resulting in an 'A'-rated energy performance.

The home is perfectly positioned in the village of Millness, ideally situated for both lifestyle and connectivity. Located between the Lake District and Yorkshire Dales National Parks, it offers an enviable setting for those who enjoy the outdoors. Despite its rural location, the property is just five minutes from Junction 36 of the M6, making commuting simple. For longer journeys, Oxenholme railway station is only a short drive away, offering direct services to London Euston in just over three hours. Families are also well served by a selection of excellent local primary and secondary schools, along with several highly regarded independent options.

Nearby, the vibrant market town of Kendal is approximately seven miles to the north and provides a wide range of shops, services, and amenities. The picturesque town of Kirkby Lonsdale, known for its independent boutiques and eateries, lies just 6.5 miles to the east, offering further choice and charm.



With a newly designed entrance with electric gates that creates a striking first impression, this property offers a wow factor from the moment you enter. Inside, the home has been carefully designed to suit the demands of modern family life, with flexibility, light and space. Upon entering, the welcoming hallway immediately impresses with a beautifully crafted oak-glazed staircase as a central feature. To the rear of the hallway is a useful cloakroom designed to accommodate the practicalities of everyday living with w.c facilities and ample storage.

To the front of the property, the sitting room provides a warm and elegant space to relax. A traditional French door opens onto a front patio, while internal glazed oak doors connect the room seamlessly with the rest of the ground floor. At the heart of the home lies the expansive kitchen and family room. Flooded with natural light from the large sliding doors that open directly onto the rear garden, this space is ideal for entertaining and family gatherings. The kitchen, by Butler Interiors, is finished to a high standard with sleek, handleless units and integrated Neff appliances. Off the kitchen is a recently installed utility room with plumbing for laundry facilities and a convenient side personnel access.





The principal bedroom suite is located on a half-landing, providing a sense of privacy and quiet away from the main bedrooms. This impressive double bedroom enjoys a dual aspect, vaulted ceilings, exposed beams, and newly fitted wardrobes providing excellent storage. The en-suite bathroom continues the high standard of finish, with quality Hansgrohe fixtures, a walk-in shower, WC, and wash basin, all fully tiled for a sleek, contemporary look.



Upstairs, a bright galleried landing leads to two further spacious bedrooms, both well-proportioned and full of natural light. This flexible space could serve as an office area or reading space to suit purchasers.

The bedrooms are served by a large house bathroom, beautifully designed with marble-effect tiling, wood-effect panelled walls, and Hansgrohe fittings. The bathroom includes a generous walk-in shower, freestanding bath, WC, and a stylish vanity sink unit, creating a relaxing and luxurious space.





Outside, the home's striking exterior and contemporary finish continues. A mix of natural stone and render is complemented by an oak-framed entrance. The grounds wrap around the home, with generous parking for 5-6 vehicles at the front of the property and a generous expanse of lawn to the rear which is a well fenced and secure garden space offering privacy. A newly constructed garage sits to one side of the garden and provides excellent storage with a side entrance for practical use and an electric up and over door to the front. Vehicular access to the garage is via a right of way at the side of the property.

A dedicated plant room, housing the air source heat pump, boiler system and battery storage is set to one side. Designed for low running costs and environmental responsibility, the entire home has been built to the highest energy standards, resulting in an A-rated living space.

In all, this unique and highly efficient family home offers a rare opportunity to enjoy rural living with no compromise on space, style, or sustainability. Situated in a prime village location with excellent access to transport links and nearby towns, this is a home that must be viewed to be truly appreciated.



General Remarks

Services: Mains electricity and water are available and connected. Drainage is via a private drainage system. The property has solar panels with battery storage and heating via air source heating. The ground floor has underfloor heating.

Parking allocated and number of spaces : Parking on the driveway for multiple vehicles and garage.

Construction Type : Timber frame with Block and rendered finish.

Listed building : No

Easement, and Wayleaves or Rights of Way : The property has access at the side of the property leading to the garage which is a shared access leading from the main road which leads to the property grounds.

Flooding : The property sits in Flood Zone 1. Flood Zone 1 as defined by the Environment Agency represents land with a low probability of flooding.

Unimplemented Planning Consents : The property has planning under reference 2024/1744/FPA- for a Single storey rear extension, detached single garage, access gates and boundary wall. The single storey extension has not been constructed, however the planning permission remains extant

Planning Consents affecting the property : This list is not exhaustive, we have listed those consents that the vendors feel effect the property.

Broadband : B4RN hyper fast broadband connected.

Mortgage ability : we understand that as far as we are aware it is / is not possible to secure a mortgage against this property.

Please note: Armitstead Barnett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Title & Tenure: The property is offered for sale Freehold with vacant possession upon completion.

Local Authority: Westmorland and Furness **Council Tax:** Band E

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Emma Hodgkinson. Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar.

What3words Location : **///rehearsed.left.looks**

Money Laundering Regulations Compliance: please bear in mind, that Armitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral , which leads to mortgage adviser earning commission from them, for recommending you to them.

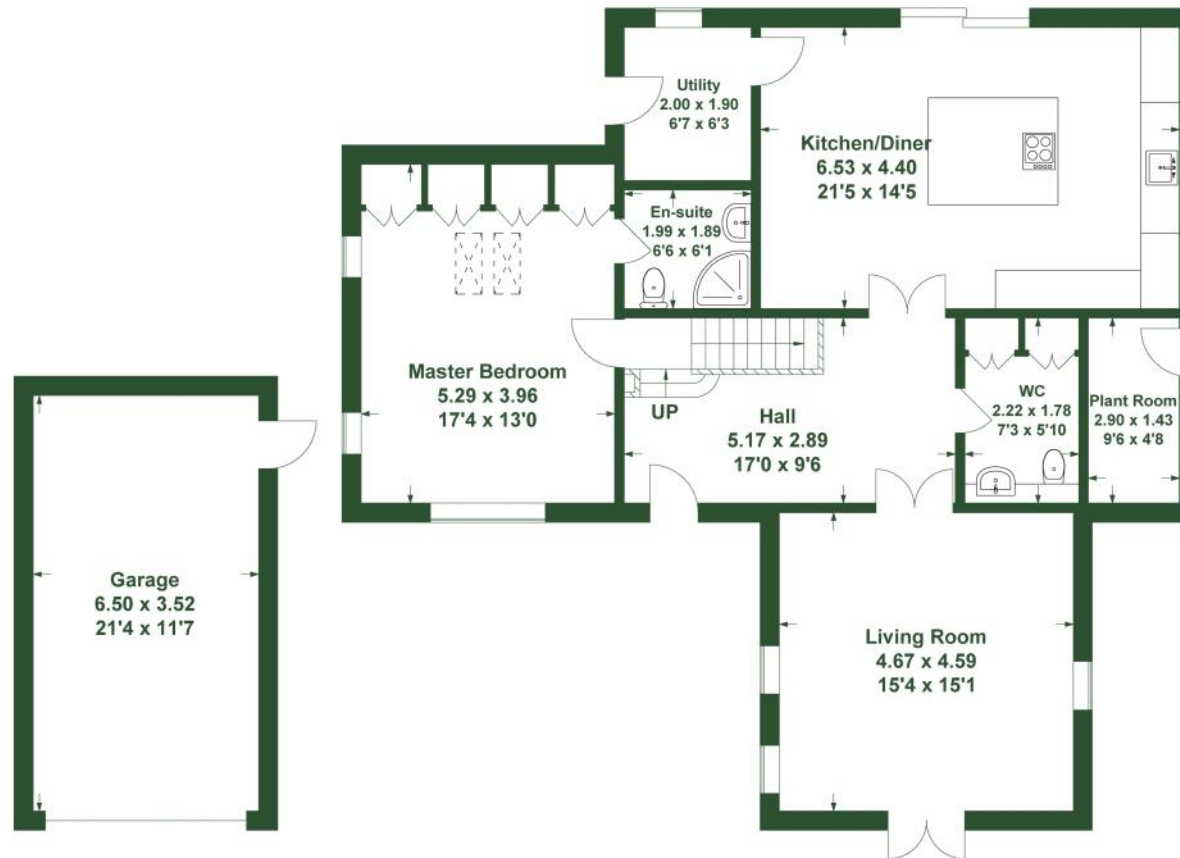
Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

SUBJECT TO CONTRACT

Approximate Gross Internal Area : 172.98 sq m / 1862 sq ft
 Garage : 22.84 sq m / 246 sq ft
 Total : 195.82 sq m / 2108 sq ft



This floorplan is for illustrative purposes only, it is not drawn to scale.
 Any measurements/ floor areas (including any total floor area)
 and orientation are approximate.
 Produced by Lens-Media



Garage

Ground Floor



First Floor

Amitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that

01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Amitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Amitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract.

Score	Energy rating	Current	Potential
92+	A	93 A	93 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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