



1 Braeside Church Street, Whittington

£430,000



## 1 Braeside Church Street

### Whittington

A well presented semi-detached home boasting fabulous countryside views pleasantly located in Whittington village convenient for the market town of Kirkby Lonsdale and road links to the M6.

A charming semi-detached property, this three-bedroom house offers a delightful countryside setting, perfect for those seeking a peaceful retreat. Upon entering, you are welcomed by two reception rooms comprising a sitting room and dining area complete with a wood burning stove, ideal for cosy nights in. The integrated kitchen is equipped with a range cooker, dishwasher, integrated fridge and offers direct access to the cloakroom, utility room, and the substantial gardens to the rear. The first floor boasts three bedrooms, two of which are doubles, along with a three-piece suite family bathroom. Additionally, the fully converted and boarded loft provides ample storage space.

Step outside to discover the beautiful outdoor spaces this property has to offer. The front and rear gardens are adorned with well-kept lawns, patio seating areas, and ample space for garden furniture and potted plants, creating an ideal setting for outdoor relaxation and entertaining. The rear garden further impresses with planted beds, established hedges, and a substantial outbuilding that is a great space for being a workshop, home office or a garden room. The outbuilding has mains power as well which is an added benefit. The current owners have also secured a small piece of land at the rear of the stables, adding to the property's appeal. To the front, a gravelled driveway provides convenient parking, while well-maintained lawns, hedges, and rockery features enhance the property's kerb appeal. With its impressive outdoor spaces and serene countryside location, this property offers a unique opportunity to embrace the tranquillity of rural living while enjoying easy access to nearby amenities.

- Charming semi-detached property
- Located in a quiet countryside setting
- Two reception rooms with a sitting room and a dining area which has a wood burning stove
- Easy access to local amenities
- Integrated kitchen with a range cooker and direct access to the cloakroom, utility room and garden
- Fully converted and boarded loft
- Three bedrooms with two being doubles
- Substantial gardens to the front and rear with stables at the rear of the property
- Three piece suite family bathroom
- Ample driveway parking

#### IDENTIFICATION CHECKS

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

#### EPC RATING D

#### SERVICES

Mains electric, mains gas, mains water, mains drainage

#### COUNCIL TAX: BAND B

#### DIRECTIONS

From our Kirkby Lonsdale office proceed along Main Street until you reach the A65, turn left and then immediately right on to the B6254 (Whittington and Carnforth) and proceed to Whittington bearing right on to Church Street to find 1 Braeside on the right.

**WHAT3WORDS:** ///dating.hatter.shifters





**GROUND FLOOR**

**PORCH**

4' 3" x 3' 2" (1.29m x 0.97m)

**ENTRANCE HALL**

6' 8" x 3' 10" (2.03m x 1.17m)

**SITTING ROOM**

17' 2" x 11' 10" (5.23m x 3.60m)

**DINING AREA**

11' 10" x 10' 2" (3.60m x 3.10m)

**KITCHEN**

15' 2" x 6' 7" (4.62m x 2.01m)

**INNER HALLWAY**

7' 8" x 4' 6" (2.34m x 1.37m)

**UTILITY ROOM**

8' 8" x 7' 9" (2.65m x 2.37m)

**CLOAKROOM**

4' 3" x 2' 10" (1.30m x 0.87m)

**FIRST FLOOR**

**LANDING**

8' 0" x 4' 6" (2.44m x 1.37m)

**BEDROOM**

12' 5" x 10' 6" (3.78m x 3.19m)

**BEDROOM**

11' 7" x 9' 1" (3.52m x 2.77m)

**BEDROOM**

8' 9" x 7' 9" (2.67m x 2.35m)

**BATHROOM**

9' 6" x 4' 6" (2.89m x 1.37m)



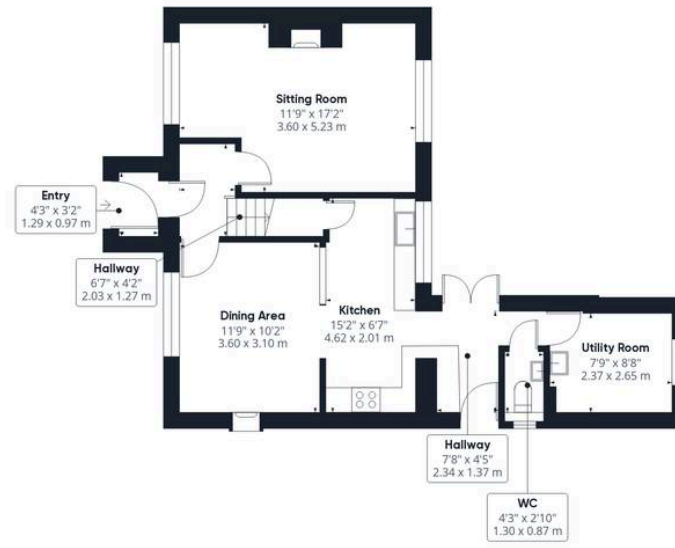








Your Local Estate Agents **Thomson Hayton Winkley**

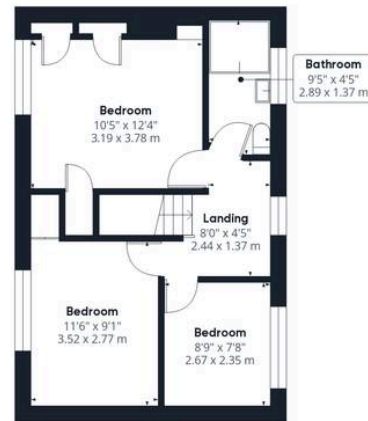


Ground Floor

Approximate total area<sup>(1)</sup>

1001.7 ft<sup>2</sup>

93.06 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**

# THW Estate Agents

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