



Hincaster, Milnthorpe

- Ideal investment property
- Potential to extend or develop
- Solar panels
- Substantial plot
- Charming character layout
- Hamlet setting
- Two bedrooms
- EPC G

Guide Price £225,000

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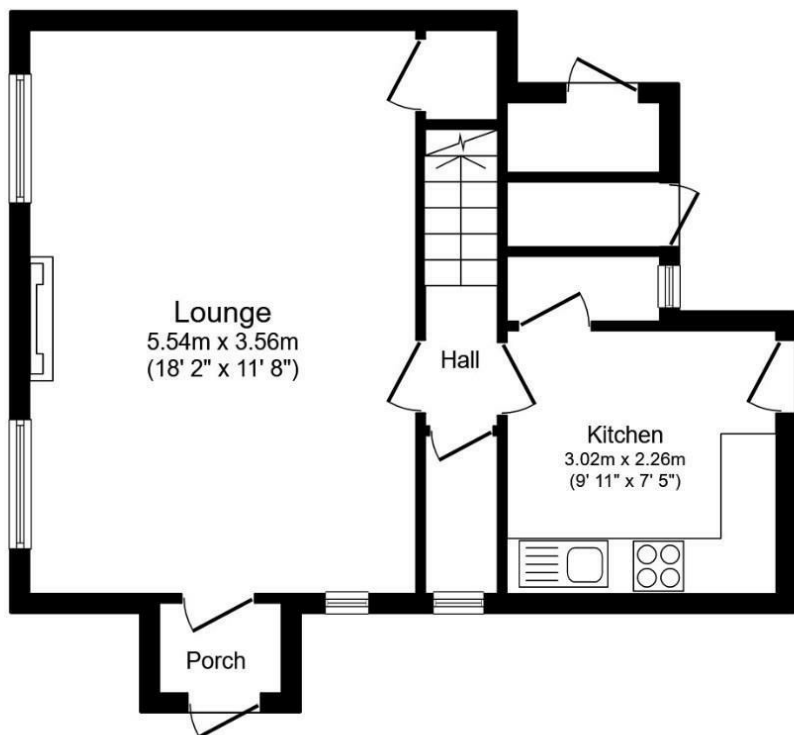
Hincaster, Milnthorpe

DESCRIPTION

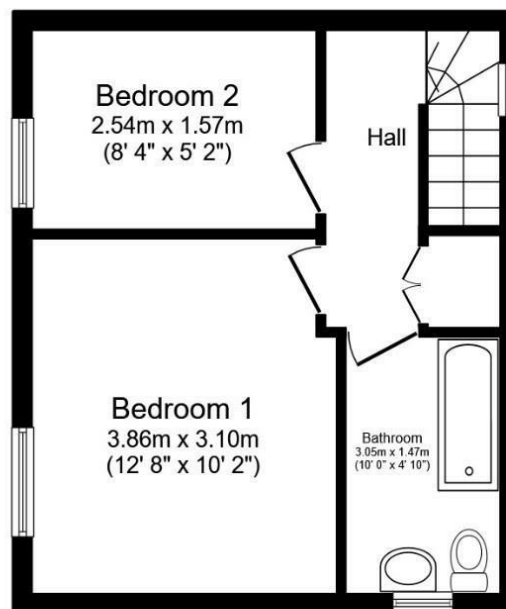
Laburnum Cottage is in need of modernisation and restoration. Set within the beautiful hamlet setting of the parish of Hincaster. The location is idyllic with open countryside views and sat within a substantial plot size, ideal for "conversion or extension" subject to consent and planning permission. Conveniently situated between Kendal and Milnthorpe with fantastic walks and the river Blea just minutes from the doorstep.







Ground Floor



First Floor

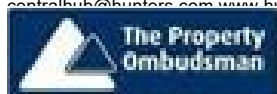
Total floor area 76.9 sq.m. (828 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Viewing

Please contact our Kendal Office on 01539 816399 if you wish to arrange a viewing appointment for this property or require further information.

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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	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		
England & Wales		EU Directive 2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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