



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

46 Owlet Ash Fields – Ackenthwaite





Features

- Three bedrooms all with fitted storage and elevated views
- A wonderful, social kitchen/diner with dual aspect views
- A first floor bathroom and ground floor WC
- A versatile room located off the living room, offering flexible accommodation to suit a variety of needs
- Located on a generous corner plot with three gardens

A delightful three-bedroom home occupying a unique corner plot and enjoying an abundance of natural light from three sides. Immaculately presented throughout, the property offers spacious and versatile accommodation, complemented by excellent storage solutions. The ground floor comprises a bright entrance porch, two hallways, a generous full-width living room flooded with natural light, a wonderful social kitchen/dining room ideal for both everyday

family life and entertaining, a convenient ground-floor WC, and a recently converted multi-purpose room that would make an ideal home office, hobby room, or workshop. Upstairs, there are three well-proportioned bedrooms, all benefitting from fitted storage, along with a bright family bathroom and a spacious landing featuring extensive built-in cupboards. Outside, the property's corner plot setting provides three distinct garden areas, each

designed to make the most of the space, light, and pleasant outlooks. The gardens offer a wonderful balance of lawned areas, colourful planting, and seating spaces to enjoy throughout the day. Combining generous room sizes, excellent storage, beautifully maintained accommodation, and a bright, welcoming atmosphere throughout, this is a superb home in a desirable position.



GROUND FLOOR

Entrance Porch - The bright and welcoming entrance porch sets the tone for the home, featuring a stylish wood-effect tiled floor and an abundance of natural light. There is ample space to remove coats and shoes before stepping through into the main living accommodation.

Hallway - Featuring a deep understairs cupboard and additional space beneath the staircase, this hallway offers excellent storage for household items and everyday essentials. A stylish wood-effect tiled floor flows seamlessly throughout, while natural light fills the space.

Living Room - With dual-aspect windows flooding the room with natural light, this spacious living room enjoys pleasant views over the front and side gardens. The feature gas fireplace creates a cosy focal point, adding warmth and character to the space. Generously proportioned, it provides ample room for the whole family to relax and spend time together, while also offering access to the recently added home office.

Office - Recently converted from what was once the kitchen pantry, this versatile room makes excellent use of the available space. Now accessed directly from the living room, it provides an ideal setting for a home office, workshop, hobby room, or study area. It offers flexibility to suit a variety of needs and presents an exciting opportunity for the next owner to add their own personal touch and complete the space to their taste.



Kitchen/Dining Room - A room with real wow factor, this impressive open-plan kitchen and dining space is flooded with natural light from dual-aspect windows, each framing views over the surrounding gardens. Thoughtfully zoned for both cooking and dining, the U-shaped kitchen is fitted with attractive wooden shaker-style cabinetry complemented by neutral work surfaces. Integrated appliances include a double oven, electric hob with extractor hood above, with additional space for an under-counter fridge, freezer, and washing machine. From the kitchen, there are pleasant outlooks towards the nearby countryside. The dining area comfortably accommodates a table for six, making it ideal for family meals and entertaining guests. With views over the side garden and an abundance of natural light, it is a welcoming and sociable space at the heart of the home. A door from the dining area leads through to the rear hallway, with the convenient WC beyond.

Rear Hallway - A practical rear hallway links the kitchen/dining room to the ground floor WC and provides convenient access to the rear garden. Bright and functional, it serves as a useful transition space for day-to-day family living and outdoor access.

WC - A must-have for modern family living, this convenient ground floor cloakroom is fitted with a WC and wash hand basin. A window provides natural light and ventilation.

FIRST FLOOR

Bedroom One - A generous dual-aspect double bedroom, flooded with natural light and enjoying elevated views. The room benefits from fitted over-bed storage, along with ample space for additional bedroom furniture, creating a comfortable and practical retreat.

Bedroom Two - A double bedroom enjoying elevated views across to the surrounding countryside. The room benefits from a built-in storage cupboard, providing useful additional storage.

Bedroom Three - A good-sized single bedroom with a large front-facing window, allowing natural light to flood the space. The room benefits from a built-in storage cupboard and offers excellent versatility, making it ideal as a nursery, dressing room, home office, or hobby room.

Landing - A spacious landing featuring a wall of deep built-in storage cupboards, one of which houses the boiler. This highly practical space provides access to all the first-floor rooms, while a hatch offers access to the loft, creating excellent additional storage potential.

Externally - Situated on a unique and generous corner plot, the property makes excellent use of the space and enjoys an abundance of natural light from all angles. The gardens are arranged into three distinct areas, each offering its own appeal. To the front, a beautifully maintained garden features a central lawn bordered by well-tended flower beds, creating an attractive first impression. The side garden is particularly generous in size, with a mature feature tree, a further lawned area, and a deep, colourful flower bed providing year-round interest. To the rear, a charming courtyard garden offers space for pots and containers, along with delightful views across the surrounding countryside beyond.

Useful Information

House built - 1970.

Tenure - Freehold.

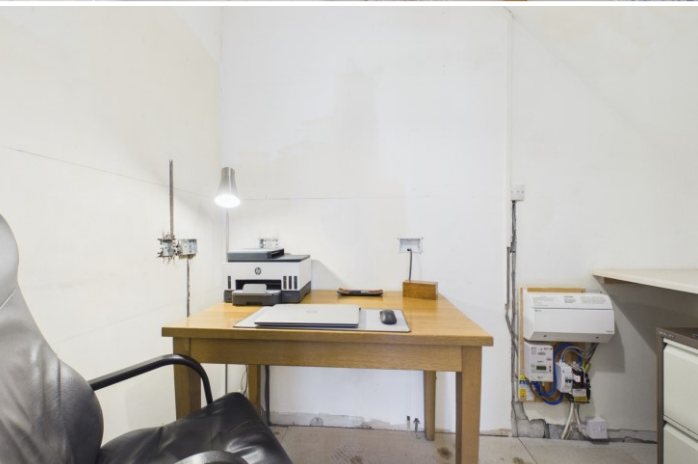
Council tax band - B (Westmorland and Furness Council).

Heating - Gas central heating.

Drainage - Mains.

The owner currently rents a garage from the council, and there may be the opportunity for this to be transferred to a new owner, subject to the council's approval.

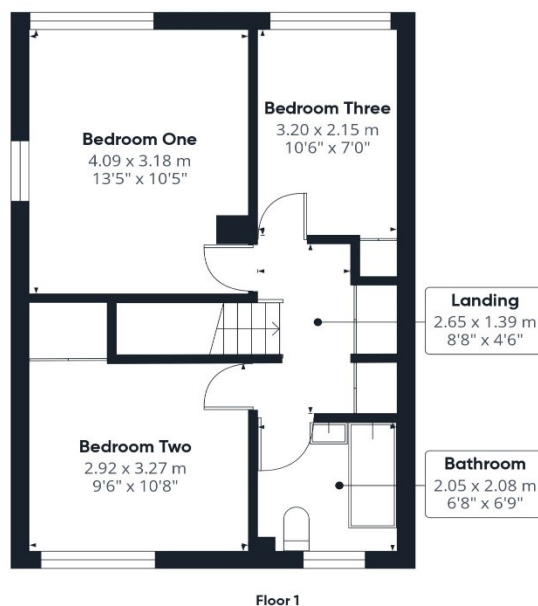
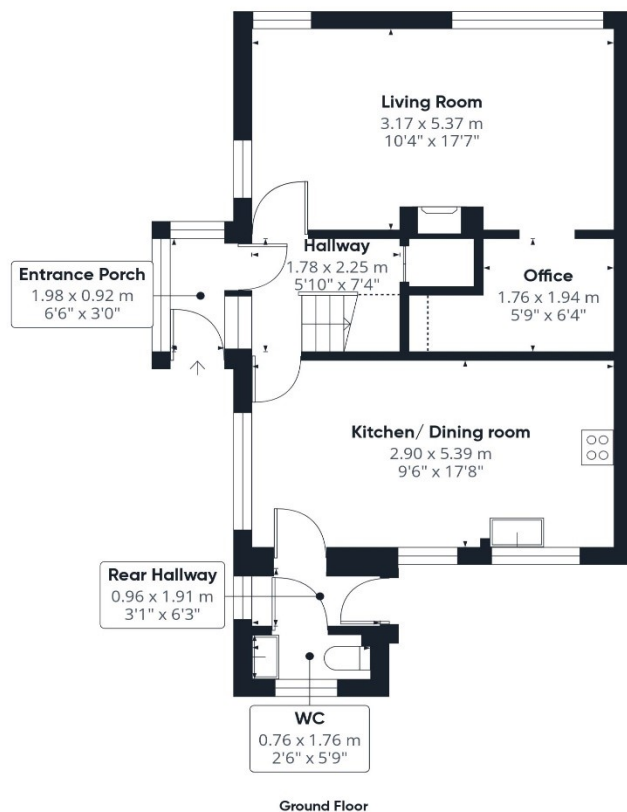
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Approximate total area⁽¹⁾

85.1 m²
916 ft²

Reduced headroom

1.2 m²
13 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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