





Bela House

Beetham Road, Milnthorpe, Cumbria, LA7 7QR

A Beautifully restored Georgian property with four reception rooms, four double bedrooms and two bathrooms, stretched over 3470 ft², has come onto the market in Milnthorpe. As its name suggests, Bela House is set alongside the River Bela, with Dallam Deer Park beyond. This sumptuous property was built around 1740 for a mill owner. Since then, it has been sympathetically extended, renovated and fully modernised to create an enviable family home that evokes all the elegance of the Georgian era - high ceilings, sash windows, fireplaces, parquet flooring and a light and airy feel. Set in the historic village of Milnthorpe, three miles from the Lake District National Park. The village hosts a vibrant community offering amenities including supermarket, post office, primary and secondary schools and public houses, all within walking distance.

Quick Overview

An elegant detached period property with Georgian origins, dating back to 1742

Upgraded and improved to create a warm and beautifully presented family home

Four reception rooms, including a magnificent conservatory



Welcome

Property Exterior Approaching the properties ornate wrought iron electric gates, Bela House has an impressive Georgian appearance with an attractive white painted stone front and typical nicely balanced sash windows. The front door with cantilever canopy leads into the front hall.

Entrance Hall The front hall gives the first glimpse of the intricately carved woodwork featured in many of the rooms, some believed to have been sourced from Kimbolton Castle. There is a dado rail which leads to the display alcoves with moulded surrounds and features marble flooring that sets the tone for the distinctive Georgian ambience of this wonderful home.



Reception Rooms

Sitting Room The sitting room is the first of four beautiful reception rooms and features an original fire surround with acanthus leaves and festoons in the Chippendale style. A top of the range infinity gas fire was expertly added in 2020. There is a decorated and illuminated corner cupboard with swan neck and the room is complimented by oak parquet flooring.

Orangery A stunning, accoya wood orangery with self-cleaning glass added in 2015, overlooks the river to the deer park. The room has underfloor heating.

Dining Room A well proportioned room featuring a magnificent Adam style marble fireplace. Oak parquet floor and moulded cornice.

Specifications

Sitting Room
12' 11" x 22' 10" (3.94m x 6.98m)

Orangery
12' 2" x 11' 5" (3.72m x 3.49m)

Dining Room
13' 2" x 14' 10" (4.03m x 4.53m)





Kitchen/Breakfast Room

Specifications

Kitchen/Breakfast Room
23' 2" x 16' 5" (7.08m x 5m)

Utility Room
18' 2" x 8' 7" (5.56m x 2.62m)



Kitchen/Breakfast Room At the heart of the home is a spacious and superbly equipped dining kitchen with marble-topped units, a three-oven AGA and a walk-in pantry with champagne chiller. The kitchen holds a range of Bosch appliances such as the gas hob, a combination oven, a microwave oven and warming drawer, extractor hood and stainless steel sink. There is a servants' bell box still linked to various rooms and the window showcases the picturesque garden.

Pantry A wonderfully convenient space with plenty of shelves for storage and a tiled floor.

Utility Room A good collection of base and wall units, complimentary worksurfaces and a Belfast sink. The floor is tiled with underfloor heating. There is plumbing for a washing machine and hardwood double glazed windows to the front and rear.

Cloakroom A modern white suit comprising of a pedestal wash basin and WC. Built in storage chest and matching corner cupboard. Another tall cupboard for fishing rods and heated towel rail.

Master Bedroom

1st Floor Access An antique pine-spindled staircase leads up past a full-length Venetian gallery window to four double bedrooms, all with river views, and two bathrooms.

Master Bedroom Comprising built in wardrobes, antique pine detail and beautiful Georgian feature windows.

Bathroom One With a luxurious part sunken bath, pedestal wash basin, WC and a bidet. Shower cubicle and patricianly tiled walls. Double aspect windows and a large mirror over the bath and heated towel rail.

Specifications

Master Bedroom
18' 6" x 12' 7" (5.65m x 3.85m)





Bedrooms Galore

Specifications

Bedroom 2
13' 8" x 13' 10" (4.17m x 4.23m)

Bedroom 3
13' 3" x 14' 10" (4.06m x 4.52m)

Bedroom 4
13' 11" x 9' 10" (4.24m x 3.01m)

Bedroom Two A generous double bedroom with hand wash basin.

Bedroom Three A good sized double room, featuring double aspect windows and wash hand basin.

Bedroom Four Double lighted, Georgian windows and wash hand basin.

Bathroom Two Comprising a panelled bath, pedestal wash hand basin and W. Part tiled walls, mirror and heated towel rail.

Laundry Room With a range of built in storage units and home to the Vaillant gas central heating boiler and water storage cylinder. There is an oak folding table and clothes airer.



The Library

Library Off the side hall is the Library which is fully shelved with antique pine and matching cupboards below. There is an impressive matching Georgian wood and marble fireplace (without chimney).

Office An impressive office with modern electrics and broadband, hard wired around the rest of the house. Shelving for storage and with under floor heating.

Specifications

Library

11' 4" x 16' 7" (3.46m x 5.06m)

Office

10' 10" x 9' 5" (3.31m x 2.88m)





Outside

The 1.5 acres of grounds include landscaped lawns and flagged stone patios surrounding three sides of the property. There are single bank fishing rights on a substantial stretch of the River Bela along the western boundary and beyond. A private driveway and a covered carport with planning permission for a double garage.

A second access is also available off Mill lane with further parking. A beautiful Robinson greenhouse and garden shed can be found to the west of the house. An orchard space with fig, apricot, apple, pear damson and plum trees. The river, which sits 30 foot below the house which has never flooded. A full flood risk assessment was carried out in 2012, The River Bela is home to Kingfishers, a variety of ducks, geese, moorhens and otters, depending on the season, salmon and trout. It is a truly magical setting.

Important Information

Services:

All mains services, the property has gas central heating.

Council Tax Band :

Band 'G' South Lakeland District Council

Energy Performance Certificate:

The full Energy Performance Certificate is available on our website and also at any of our offices.

Tenure:

Freehold.

A note from the vendor...

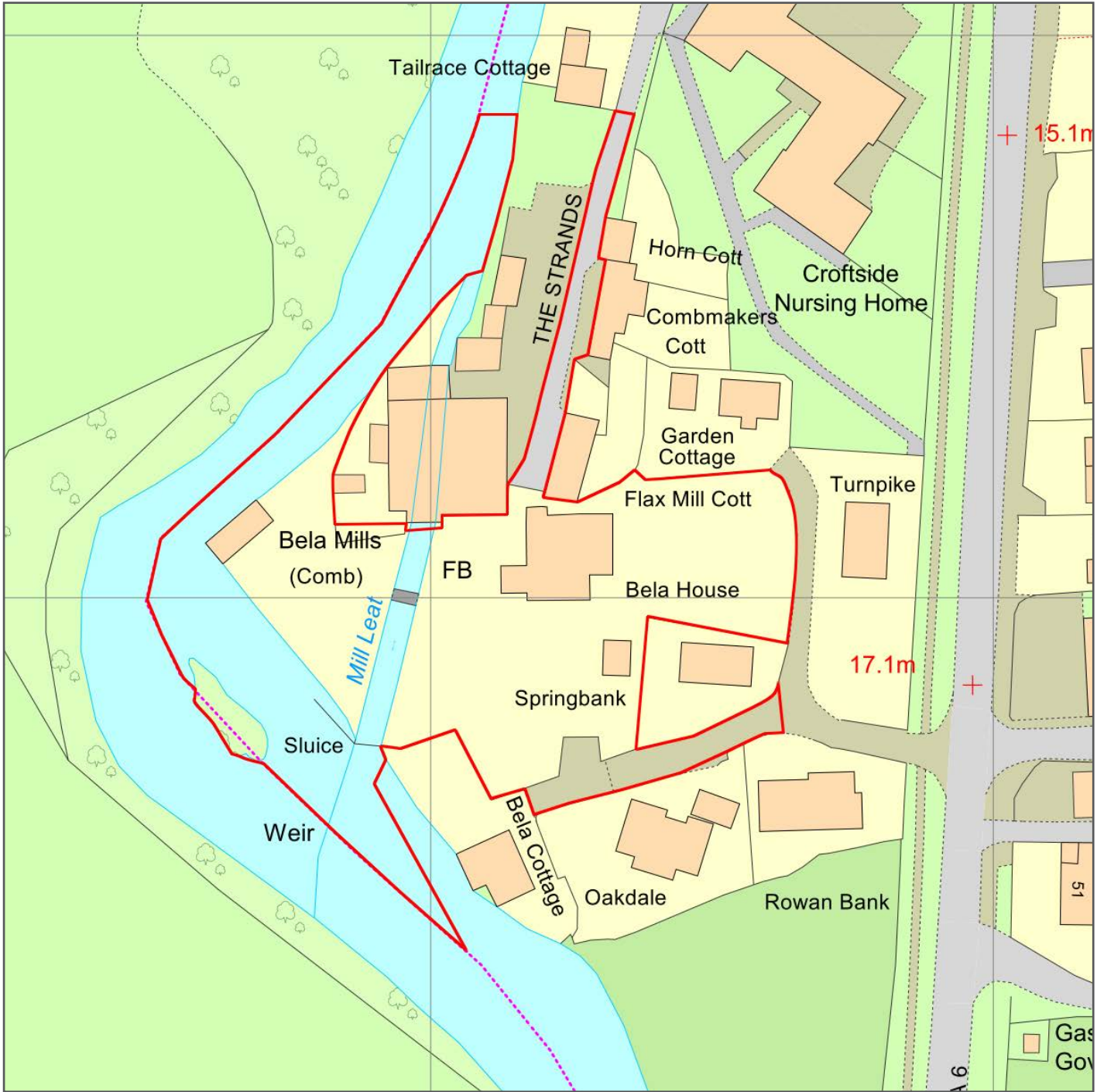
We have spent seventeen enjoyable years in this lovely house. We are moving to be nearer family, but will be very sorry to leave, both the house and the village. Over the years we have undertaken various projects, made good friends and always appreciated our good fortune to be living in such a beautiful place. The wild life is quite extraordinary and yet we are within walking distance of the shops and facilities in the village.

Floorplan & Boundary Map



While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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Directions

Bela House, Beetham Road, Milnthorpe, Cumbria, LA7 7QR

Travelling from the M6 South, take junction 35, signposted for Carnforth, Morecambe. At the roundabout, take the 2nd exit onto the A6 heading towards Milnthorpe for approximately 6 miles. Coming into Milnthorpe on the A6 and entering the 30 mile per hour zone, take your first left and follow the lane down towards the river, Bela House can be found to the right.

Viewings

Strictly by appointment with Hackney & Leigh Arnside Office.

To view contact our Arnside office:

Call us on 01524 761806

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