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# Cheviot

13 Hill Crest Drive, Slack Head, Milnthorpe, Cumbria, LA7 7BB

Have you been dreaming of a home with a view? Look no further than this wonderful three-bed bungalow that looks out towards the Kent Estuary and Lune Valley boasting stunning views from its balcony and reception rooms. There is spacious flexible accommodation with splendid wrap around gardens, parking for several cars garage and large undercroft.

This is one not to be missed, call today so not to be disappointed.

## Quick Overview

Impressive Detached Bungalow  
Three Double Bedrooms  
Two Reception Rooms  
Superb Elevated Views Of The Estuary and The Lune Valley  
Ensuite Bathroom  
Beautiful Wrap Around Gardens  
Balcony with Panoramic Views  
Garage, Driveway and Large Undercroft  
Sought After Village Location  
Superfast Broadband 20 Mbps\*



## Welcome

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Everything about this superb home has thoughtfully been designed to take in the stunning panoramic views of the Kent Estuary and the Lune Valley. Beautifully presented throughout, the versatile accommodation offers 3/4 double bedrooms including a fantastic master suite with four piece en suite bathroom, spacious living room and dining room. Mature manicured gardens offer a haven in which to unwind and enjoy an abundance of wildlife with the grand balcony to the front of the property offering magnificent views and the perfect place to sit, relax and entertain with family and friends.

## Location

Slack Head is located just outside the historic village of Beetham with a thriving community to include The Wheatsheaf public house, primary school (rated GOOD by Ofsted), village shop, community church and the well respected Beetham garden centre with superb cafe. Milnthorpe is 1 mile away and benefits from having 2 doctors surgeries, 2 dental practices, an opticians, a vets and hosts an array of social activities for all ages ranging from baby and toddler groups and youth groups to coffee mornings and sports clubs. There is a supermarket, 3 pubs, several independent shops and a variety of eateries.





# Light & Spacious

## Specifications

### Living Room

17'9" x 12' 0" (5.41m x 3.66m)

Upon entering the property, a fully glazed door welcomes you into the home with the hallway flooded with natural light and providing access to all living spaces. Following the hallway to the left takes you through to the living room, which offers the most breathtaking views, an inset gas fire sits proudly on a stone hearth and offers an excellent focal point to the room. The chimney breast is fully lined and ready for a wood burning stove if required.

Double doors from the living room lead you into the breakfast room. This space could be used for a multitude of purposes dining area or further sitting room. This space is perfect for relaxing and enjoying the views to the front elevation or an entertaining space with a curved archway opening up to the kitchen.



# Wine & Dine

The spacious kitchen is fitted with an abundance of light beech coloured base and wall units. Dark worktops and monochromatic floor tiling finish the space off beautifully. Integrated appliances include a newly fitted waist height double oven, dishwasher and 4 ring gas hob. There is space for a large free standing fridge freezer.

From the kitchen you follow round to the inner hallway with the grand dining room can be found to your left. This versatile space has lovely vaulted ceiling and dual aspect windows flood the room with natural light all day and offer front facing views over towards the fells alongside views over the rear garden with French doors allowing direct access to the garden. Currently used as a formal dining room however the space would be equally as useful as a fourth bedroom or home office.

8m)

3m)





## Bedrooms Two & Three

### Specifications

<b>Bedroom Two</b>
12' 9" x 10' 9" (3.89m x 3.28m)
<b>Bedroom Three</b>
10' 3" x 8' 7" (3.12m x 2.62m)

Moving along the inner hallway you will find the third bedroom, currently used as a study with fitted desk and cabinets, this double room offers views over the rear easy to maintain courtyard.

The second bedroom is a spacious double with built in wardrobes and ample room for further furniture to suit.

The family bathroom is fitted with a white three piece suite comprising of bath, hand over head shower, pedestal hand wash basin and low level W.C. with tiled surrounds.



# Master Bedroom

The master suite is accessed from the main entrance hallway and offers views out towards the front and side aspects. The bedroom has an array of fitted wardrobes, shelves, overhead storage and dresser with vanity mirror. From the master lead through to the en-suite, which is a spacious four-piece shower room, with dual sink units, corner shower unit, bidet and low level W.C. The stained glass window and vaulted ceiling really give the suite a sense of luxury.

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**Specifications**  
Master Suite  
14' 3" x 10' 9" (4.34m x 3.28m)





## Outside

To the front of the property you will find manicured gardens which surround the home and boast the most wonderful summer blooms and manicured lawns with bold azalea, rose bushes, and a magnificent hydrangea tree which lines the drive which lead up to the garage. The magnificent balcony to the front provides panoramic views over to the Estuary and The Lune Valley. The perfect space to relax and enjoy the local wildlife or entertain family and friends in the warmer months.

Cheviot is approached via a tarmacked driveway which provides off road parking for several vehicles and leads to a large garage. The spacious garage has an up and over door and has light and power. The garage also provides access to the large undercroft perfect for storing gardening equipment and more.

## Important Information

### Services:

Mains gas, water and electricity. Private Drainage.

Please note that due to updated regulations for septic tanks and private drainage facilities, interested parties may wish to seek independent advice on the installation. We can recommend several local firms who may be able to assist.

### Council Tax Band :

Council Tax Band F - 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:

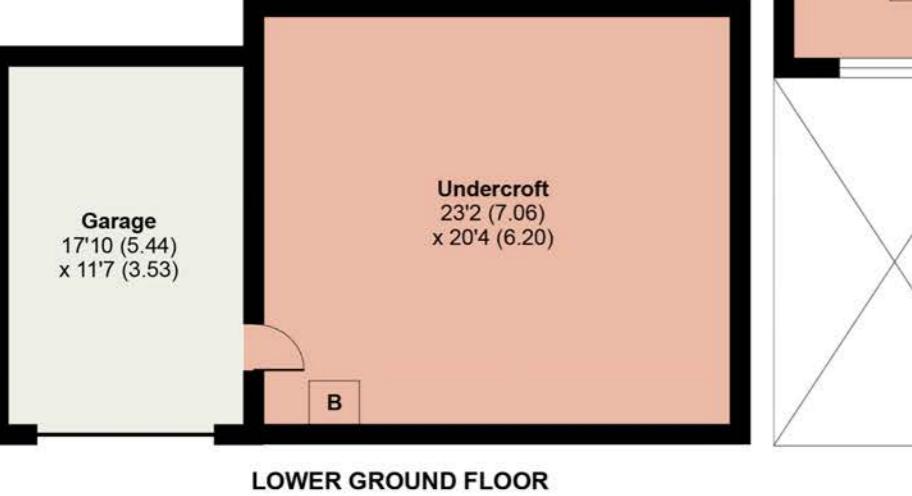
Freehold. Vacant possession upon completion.

### What3words:

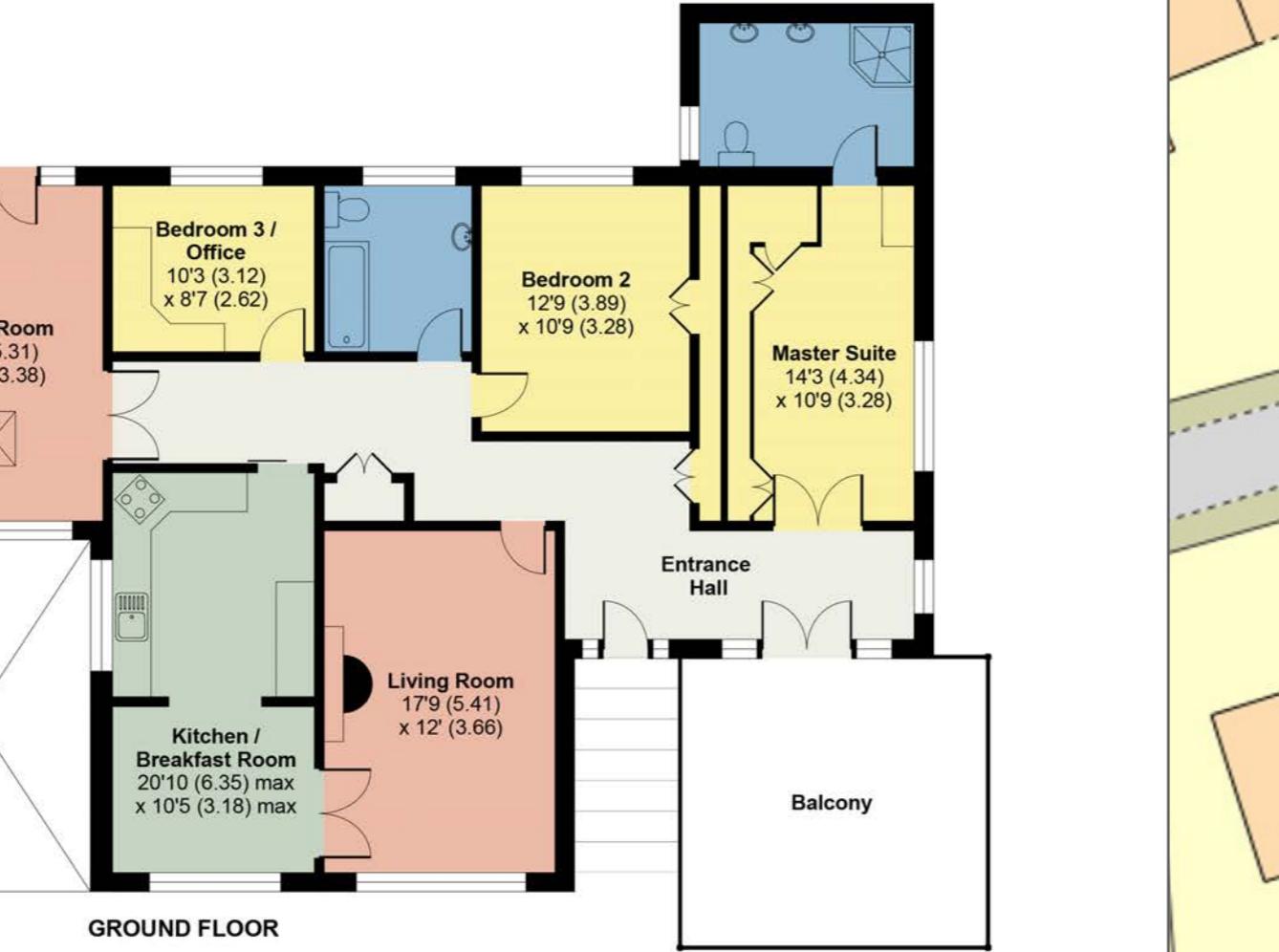
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LOWER GROUND FLOOR



GROUND FLOOR



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'checon 2023.  
Produced for Hackney & Leigh. REF: 948736

## Hill Crest Drive, Slack Head, Milnthorpe, LA7

Approximate Area = 2279 sq ft / 211.7 sq m (includes garage)

For identification only - Not to scale





## Viewings

Strictly by appointment with Hackney & Leigh.

**To view contact our Arnside office:**

Call us on 01524 761806

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