



Beetham

£510,000

Yewtrees, Church Street , Beetham, Milnthorpe, LA7 7AL

Discover a rare gem nestled in the picturesque village of Beetham, this beautifully presented Grade II Listed Cottage, dating back to approximately 1792, is bursting with character and charm. Situated on a larger than average plot, boasting a wealth of period and traditional features, three well-appointed bedrooms, three reception rooms and a view over the churchyard to the fells and beyond, every corner of this well-presented cottage tells a story of its rich history. Offered to the market with no chain delay.

Quick Overview

Charming & Well Presented Cottage

3 Reception Rooms

Fabulous South Facing Garden

Traditional Features Throughout

3 Bedrooms

Dating back to the Seventeenth Century

Magnificent Array of Walks Accessible from the

Doorstep

No Chain Delay

Located in Sought After Village of Beetham

Superfast 20 Mpbs Broadband Available*



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Superfast
Broadband

Property Reference: AR2560



Entrance/Study



Living Room



Dining Room



Rear Garden

Property Overview Welcome to Yewtrees Cottage, where character abounds in every corner. As you enter, the property exudes charm with exposed wooden beams adorning the ground floor, creating a warm and inviting atmosphere. The spacious entrance sets the tone for a homely feel that envelops you from the moment you arrive.

The main living room, positioned to the right of the entrance, boasts a stunning focal multi-fuel fire, perfect for cosy evenings in. Dual aspect sash windows flood the room with natural light and also provide additional seating alcoves, whilst there is also the additional bonus of access to the rear garden providing a seamless indoor-outdoor living experience.

The second reception room which is currently being utilised as a dining room, is a versatile space which offers endless possibilities, whether you envision it as a hobby room, home office, or a cosy retreat. The room is filled with character, thanks to the original wood panelling that adds a touch of elegance to the space.

Step up into the kitchen and indulge in the perfect blend of old-world charm and contemporary design. A striking Rangemaster takes centre stage, with complementing sage green base units and granite worktop which add a touch of sophistication and creates a space that is functional as it is stylish. Positioned to the rear aspect with views overlooking the garden, the kitchen is bathed in natural light. Original wooden floorboards lend a rustic charm, while a farmhouse ceramic sink, space for a fridge-freezer, and a dishwasher cater to modern convenience.

Follow the pine stairway to discover a traditional charm on the first floor. Three well-proportioned bedrooms await, each offering generous space for furniture and personal touches to make them your own. Two of the bedrooms boast front-facing views, providing a picturesque backdrop of the nearby church and surrounding scenery. Wake up to the sight of the church spire and bask in the serenity of this idyllic setting. Completing the first floor is a luxurious four-piece bathroom suite, designed for relaxation and rejuvenation. Adorned with white tile surrounds and a wood panel floor, comprising; walk-in shower, separate bath, cistern and pedestal basin.

Outside Step outside and be greeted by the majestic Yew Trees that proudly stand in the rear garden, lending their name to this enchanting property. The south-facing rear garden beckons to both avid gardeners and those seeking a serene space for family gatherings.



Elevated View



Elevated View



Bedroom One



Bedroom Two



Bedroom Three



Kitchen

Fully enclosed for utmost privacy, the garden is a sanctuary of tranquillity, surrounded by a high local stone wall that adds a touch of charm and seclusion. A well-maintained lawned area is complemented by shrub and flower borders, creating a picturesque backdrop for outdoor enjoyment.

Ample seating areas invite you to relax and soak up the sun during the warmer months, making it the perfect spot for al fresco dining or simply unwinding in nature's embrace. The garden is thoughtfully designed to cater to your every need, whether you seek solitude or space for social gatherings.

Additionally, a separate utility space provides convenience with a toilet and plumbing for a washing machine, ensuring practicality meets comfort. With several access points, the garden offers ease of movement and functionality for your everyday living.

Location The picturesque Cumbrian village of Beetham is located within the Silverdale and Arnside designated Area of Outstanding Natural Beauty and with excellent transport links. The village of Beetham itself boasts a range of amenities including Beetham Nurseries offering a range of gifts, plants and a popular café, the Wheatsheaf pub, The Heron Theatre, an 80-seat theatre housed in the listed 18th century grammar school, Heron Corn Mill that hosts a range of different craft activities, Tea Rooms, village shop, primary school and not to mention an array of fantastic walks on your doorstep, including The Fairy Steps and Dallam Park.

Beetham is only one mile away from Milnthorpe which benefits from Booths supermarket, two pubs, Spar and several independent shops and eateries to choose from. There is also Dallam High school a primary school and a range of clubs and activities to choose from.

Accommodation (with approximate measurements)

Entrance/Study 11' 9" x 11' 8" (3.58m x 3.56m)

Living Room 17' 4" x 13' 11" (5.28m x 4.24m)

Dining Room 11' 10" x 9' 6" (3.61m x 2.9m)

Kitchen 21' 3" x 9' 11" (6.48m x 3.02m)

Utility 8' 8" x 6' 6" (2.64m x 1.98m)

Bedroom One 12' 5" x 11' 10" (3.78m x 3.61m)

Bedroom Two 12' 6" x 9' 6" (3.81m x 2.9m)

Bedroom Three 8' 8" x 8' 4" (2.64m x 2.54m)



Kitchen



Kitchen



Living Room



Bathroom



Bathroom

Bathroom 11' 5" x 6' 9" (3.48m x 2.06m)

Property Information

Services Mains gas, water and electricity.

What3words ///nuggets.skidding.jots

Council Tax Band D - Westmorland & Furness Council

Tenure Freehold. Vacant possession upon completion.

Viewings Strictly by appointment with Hackney & Leigh Arnside Office.

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

CCTV Yewtrees also has CCTV which is included within the sale and provides external footage of the property from several angles.

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01524 761806** or request online.



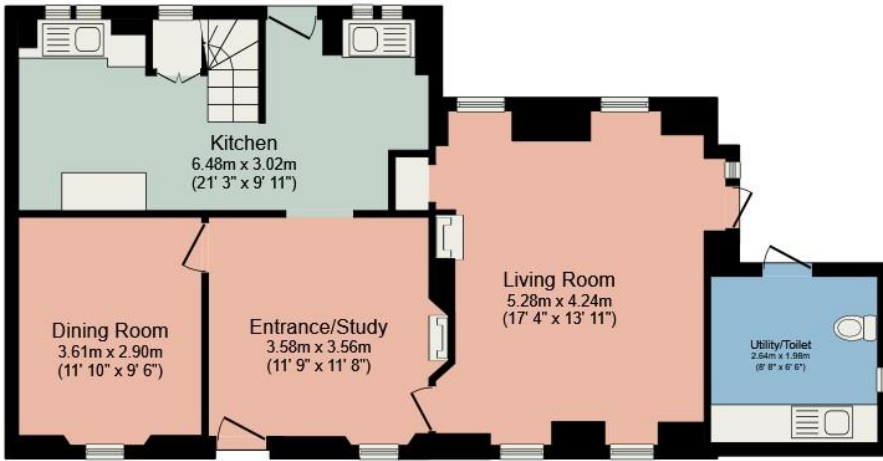
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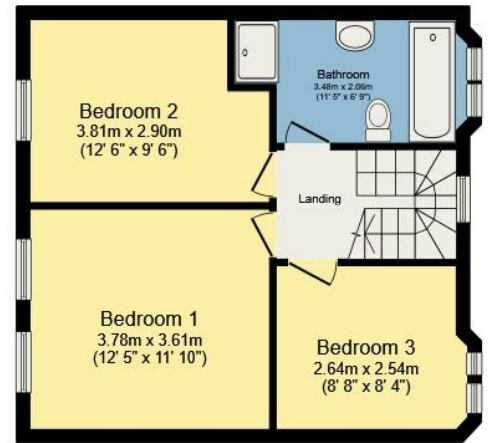
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Beetham, Milnthorpe



Ground Floor



First Floor

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