



Slack Head

£500,000

Whinscar House, 28 Leighton Beck Road, Slack Head, LA7 7AX

A delightful opportunity to acquire this immaculately presented traditional cottage, having been beautifully enhanced and maintained by the current vendors, Whinscar House boasts four well-presented bedrooms, modern open plan kitchen diner with bifold doors onto the extensive garden, downstairs W.C, sleek four-piece family bathroom and a detached double garage, whilst being situated in the tranquil village of Slack Head. With rural walks on the doorstep and attractive views surrounding, this home is ideal for those looking for country living.

Quick Overview

Immaculately Presented Four Bedroom Cottage
 Traditional Features Throughout
 Generous Living Spaces
 Attractive, Rural Location
 Detached Double Garage & Parking
 Magnificent Array of Walks Accessible from the
 Doorstep
 Stylish Kitchen Diner with Bifold Doors
 Generous Plot with Well Maintained Garden
 New Water Treatment Plant Installed October
 2024
 Superfast 60 Mbps Broadband Available*



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Superfast
Broadband



Double Garage &
Driveway

Property Reference: AR2564



Location The picturesque Cumbrian village of Slack Head is located within the Silverdale and Arnside designated Area of Outstanding Natural Beauty situated just outside the historic village of Beetham with an array of fantastic walks on your doorstep, including The Fairy Steps and Dallam Park. Slack Head has thriving community to include The Wheatsheaf public house, primary school (rated GOOD by Ofsted), community church and the well respected Beetham garden centre with superb cafe.

Slack Head is just over 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.



Property Overview Nestled in the serene surroundings, this picturesque modern cottage is a true gem waiting to be discovered. Whinscar House has been meticulously designed and is a perfect blend of historic features and modern touches, this home has plenty on offer for a range of buyers, particularly those looking for a rural lifestyle in a home like no other.

Step through the gate into the beautifully presented garden, the idyllic welcome to this wonderful home. Enter into the living room, boasting pleasing proportions and a window to the front with a cosy window seat. Characteristic beams and add to the rustic charm, while the focal point of the room is the delightful stone inglenook fireplace housing a log burner.



Follow the underfloor heated stone floor into the heart of this home, where the kitchen awaits as the epitome of modern elegance with a touch of cottage warmth. Immaculately presented, the sleek design and contemporary aesthetic make it a versatile space for both cooking and entertaining, while the bifold doors flood the room with natural light and provide a picturesque view of the surrounding landscape.



The spacious kitchen features a range of premium amenities, including a six-burner Smeg oven, a white ceramic sink, built-in fridge, bins and integrated washing machine and dryer, while the centre island provides ample workspace for culinary adventures. There is also the added bonus of the hidden pantry, a treasure trove of storage space for all your kitchen essentials. Organise your ingredients and kitchen gadgets with ease, keeping everything within reach yet neatly tucked away from sight.

The understairs has also been transformed into a quirky downstairs toilet complete with tongue and groove panelling, pristine white toilet and sink. Adjacent to the kitchen, you'll find a handy porch that serves as the perfect transition space after a day of exploring the surrounding walks.





Hang your coats, store your muddy boots, in this practical area that keeps your home organized.

Head up to the meticulously crafted first floor, boasting four generously sized and beautifully presented bedrooms. Each bedroom has been optimally planned to maximize storage capacity without compromising on aesthetics. The characteristic wallpaper adds a touch of personality and warmth to each room, creating a cosy atmosphere that you'll love coming home to. The charming fitted wardrobes in three of the bedrooms not only enhance the visual appeal of the space but also provide ample storage solutions to keep your belongings organized and easily accessible.



Step into luxury with the elegant four-piece bathroom suite, featuring a striking free-standing bath, separate shower, and a stylish vanity sink. This exceptional space is designed to provide a haven of relaxation and sophistication, offering a perfect blend of modern design, complete with white tile surround. The focal point of the bathroom is the exquisite free-standing bath, inviting you to unwind and indulge. The separate shower adds convenience and versatility, while the chic vanity sink enhances the overall aesthetic of the room, combining functionality with style.

Outside & Parking Externally, the deceptively spacious, enclosed garden is an enchanting haven designed for keen gardeners, with pathways leading to each element, whether you're cultivating a vegetable patch, tending to the well-stocked flowers or relaxing on the perfectly maintained decked area by the outdoor bar shed. This idyllic property offers a perfect blend of natural beauty and outdoor entertainment.



There is also an added bonus of a fantastic detached double garage to the rear of the property, both garages are complete with power and light and provide parking for two vehicles.

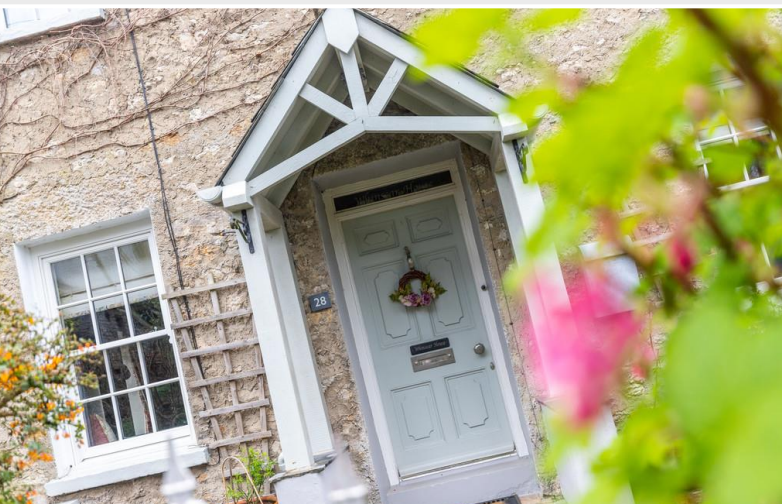
Directions From Milnthorpe, follow the A6 towards Carnforth. Turn right after the Paper Mill into Beetham and follow the road past The Wheatsheaf pub and up the hill. Proceed round the corner and follow up the hill where 28 Leighton Beck Road is located on the right hand side.

What3Words ///perfectly.conductor.hint



Anti Money Laundering Regulations Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).





Accommodation with approximate dimensions

Living Room 25' 6" x 13' 9" (7.77m x 4.19m)

Kitchen 25' 6" x 11' 6" (7.77m x 3.51m)

Bedroom One 14' 2" x 11' 7" (4.32m x 3.53m)

Bedroom Two 14' 8" x 10' 2" (4.47m x 3.1m)

Bedroom Three 9' 6" x 7' 11" (2.9m x 2.41m)

Bedroom Four 10' 7" x 7' 4" (3.23m x 2.24m)

Garages 17' 8" x 8' 4" (5.38m x 2.54m)

Property Information

Services Mains gas, electricity and private drainage. A new treatment plant is being installed at the property with works beginning in November 2024.

Council Tax Band E - Westmorland & Furness Council

Tenure Freehold. Vacant possession upon completion.

Viewings Strictly by appointment with Hackney & Leigh Arside Office.

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

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



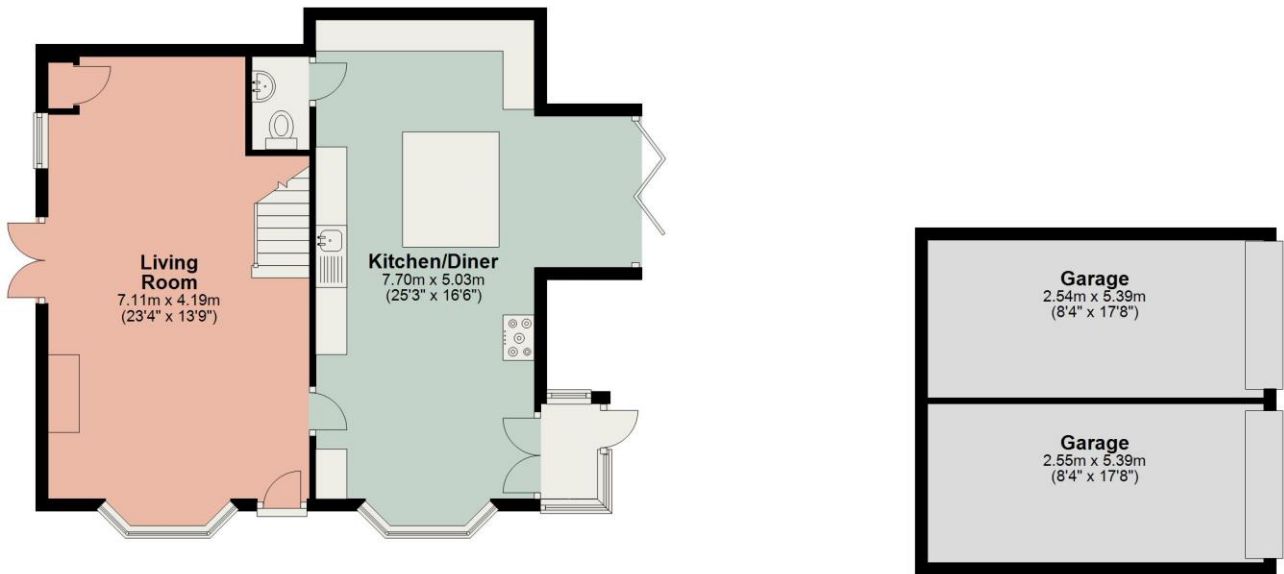
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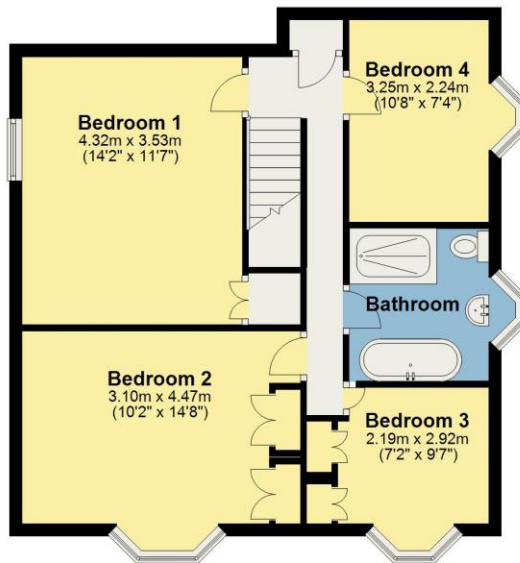
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Ground Floor



First Floor



Total area: approx. 149.5 sq. metres (1609.2 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: Plan produced using PlanUp.

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