



Beetham

£550,000

Bela Bank, Stanley Street, Beetham, Milnthorpe, LA7 7AS

Welcome to Bela Bank, a charming residence nestled in the highly desirable village of Beetham. Situated on a larger than average plot, this home offers generous living spaces ideal for a growing family. Boasting five beautifully appointed bedrooms, three inviting reception rooms, a sunroom, and a separate utility room, every corner of this well-maintained property seamlessly blends contemporary design with functional living, providing comfort, style, and versatility.

Quick Overview

Well Presented Detached Family Home
Located in the Sought After Village of Beetham
Five Bedrooms and an Additional Home
Office/Dressing Room
Modern Kitchen with Separate Dining Room
Double Garage and Ample Off Street Parking
Magnificent Array of Walks Accessible from the
Doorstep
Perfect Family Home
Large Private Rear Garden
Quiet Residential Location
Superfast Broadband Available*



5



4



3



B



Superfast
Broadband



Driveway &
Double Garage

Property Reference: AR2583



Living Room



Breakfast Kitchen



Breakfast Kitchen



Dining Room

Property Overview As you step through the half-glazed front door, you are immediately welcomed into the central hallway. The grey marble-look tiling underfoot exudes sophistication, extending seamlessly into the dining room. Natural light cascades through a double-glazed window on the stairwell, enhancing the bright and inviting atmosphere. The hallway is thoughtfully designed with two radiators, three ceiling lights, a wall light, and a convenient built-in cupboard under the stairs for additional storage.

The ground floor offers a variety of generously sized rooms, each designed with comfort and functionality in mind. The study/playroom, with its double-glazed window overlooking the lush rear garden, provides a serene space for work or play. The dining room, bathed in natural light from double-glazed windows on two sides, features double doors that open to the garden, creating a seamless indoor-outdoor flow.

The spacious sitting room features a large woodburner set on a fossilised stone hearth, perfect for cosy evenings. Glazed doors lead from the sitting room to the sunroom.

The 'L' shaped kitchen/family room is a chef's dream, boasting sleek white gloss base and wall units, complementary granite worksurfaces, and integrated appliances including a dishwasher, slimline wine fridge, fridge, and freezer. The kitchen extends into a wrap-around sunroom, accessible from both the kitchen and lounge, offering a bright and cheerful space to enjoy sunny days. The sunroom opens to a delightful enclosed outdoor sitting and eating area, perfect for alfresco dining and entertaining.

An additional utility room off the kitchen provides practicality, ideal for storage, muddy boots, or a freezer. The porch/boot room, glazed on three sides with two external doors, adds another layer of convenience.

The first floor is equally impressive, featuring five well-proportioned bedrooms, an additional room that can serve as a dressing room, study, or nursery, two stylish bathrooms, and a separate WC. The principal suite stands out with its double-glazed windows offering pleasant outlooks, an airy feel due to the open roof space, and a modern ensuite shower room.

This unique and exquisite property must be seen to be fully appreciated. Don't miss the opportunity to make Bela Bank your new family home.



Garden



Ariel View



Office Study Room



Principle Bedroom



Bedroom Two



Bedroom Four

External Beautifully positioned on the plot, Bela Bank offers ample parking and a convenient turning area at the front, along with easy access to the double garage. A charming front patio provides a perfect spot for outdoor seating and includes a tap and external lighting. Pathways on either side of the property lead to the expansive rear garden, which is elevated above the road and bordered by fencing and mature hedging.

The rear garden features a generous lawn area, mature trees, and a deck situated close to the house, ideal for relaxation or entertaining. There is also a dedicated border space perfect for growing vegetables. The sale includes a garden shed and a children's climbing frame with a slide, making it an ideal family-friendly space. Additionally, the garden is equipped with external lighting.

Parking & Garage The property benefits from ample off road parking for several cars and an integrated double garage semi-divided by a wooden partition and features two roller doors, power, lighting, and a tap.

Directions Leaving Milnthorpe on A6 towards Carnforth, turn right just after Beetham Garden Centre into Beetham Village. At the Wheatsheaf turn left onto Stanley Street with the property located to the left hand side. Alternatively turn right from the A6 by the primary school, the property will then be on your right.
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Council Tax Westmorland & Furness - Band F

Tenure Freehold. Vacant possession upon completion.

Services Mains Water, Electric , Gas and Drainage PV solar panels are fitted to the roof and are on a FIT

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

Viewings Strictly by appointment with Hackney & Leigh Arnside Office.



Bedroom Three



Bedroom Five



Nursery or Dressing Room



Shower Room



House Bathroom

Accommodation with approximate dimensions

Office Study 9' 10" x 8' 2" (3m x 2.49m)

Dining Room 14' 1" x 9' 6" (4.29m x 2.9m)

Living Room 20' 8" x 14' 1" (6.3m x 4.29m)

Sun Room 17' 1" x 4' 11" (5.21m x 1.5m)

Breakfast Kitchen 18' 8" x 15' 5" (5.69m x 4.7m)

Nursery 8' 2" x 7' 7" (2.49m x 2.31m)

Principle Suite 19' x 15' 9" (5.79m x 4.8m)

Bedroom Two 14' 5" x 9' 10" (4.39m x 3m)

Bedroom Three 14' 5" x 8' 6" (4.39m x 2.59m)

Bedroom Four 11' 6" x 10' 6" (3.51m x 3.2m)

Bedroom Five 9' 6" x 9' 6" (2.9m x 2.9m)

Double Garage 19' 15" x 9' (6.17m x 2.74m)

Meet the Team

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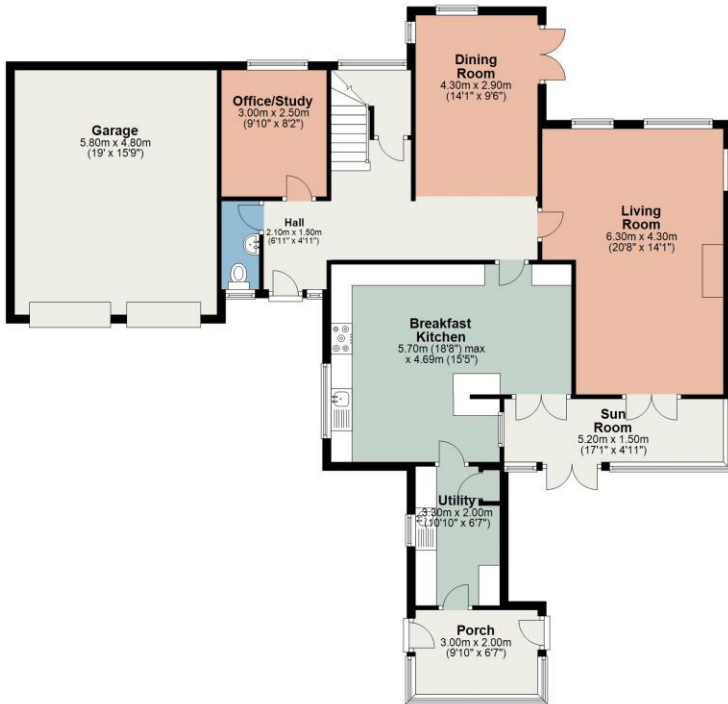


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Ground Floor

Approx. 141.0 sq. metres (1517.6 sq. feet)



First Floor

Approx. 110.2 sq. metres (1186.6 sq. feet)



Total area: approx. 251.2 sq. metres (2704.2 sq. feet)

For illustrative purposes only. Not to scale.
Plan produced using PlanIt3D.

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