



Slack Head

£525,000

Smallwood, Deepdale Close, Slack Head, Milnthorpe, Cumbria, LA7 7AY

Nestled within the picturesque woodland surrounds in the hamlet of Slack Head, Smallwood is a hidden gem, boasting an idyllic and private setting ideally suited for peaceful living.

The nearby village of Beetham hosts a popular public house, cafes, primary school and a Saxon church. While the nearby towns of Milnthorpe, Carnforth and Kendal provide local amenities and supermarkets. It is within easy access of the M6, Lake District National Park and Yorkshire Dales. There are numerous walks from the doorstep, one for each day of the year - a walker's dream.

Quick Overview

Well Presented Detached Family Home
 Set in the Beautiful Hamlet of Slack Head
 Surrounded By Woodlands
 Close Links to M6 and Local Amenities
 Finished to a High Standard Throughout
 Array of Nearby Local Walks
 Three Good Sized Bedrooms
 Open Plan Kitchen Dining Area
 No Onward Chain
 Superfast 80 Mbps Broadband Available*



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Superfast
Broadband



Driveway &
Carport

Property Reference: AR2579



Entrance Porch



Kitchen



Kitchen Dining Room



Kitchen Dining Room

Property Overview Smallwood is a handsome, detached home, built in the late 60's, and has been fully renovated and modernised by the current owner to provide easy living within a quiet and peaceful setting. Stylish features have been assigned to the interior and exterior of the property.

Approached via the seclusion of Deepdale Close, the property offers off road parking with a tarmac drive for up to four cars and an elegant carport. An enclosed entrance porch offers views of the woods and living space which leads into a spacious functional, modern kitchen.

The sleek fitted kitchen provides numerous storage cupboards, with integrated appliances including an American style fridge/freezer, touch controlled induction hob, extractor hood, integrated oven, microwave and dishwasher. A solid oak bar extension has been added to the kitchen island for bench seating to drink in views of the woods. There is a stainless steel one and a half sink and drainer with mixer tap, situated beneath a large window.

Porch, kitchen, dining and all bathrooms display kardean flooring while the living room and hallway is laid with a plush berber cut pile wool carpet. LED down lights on dimmer switches are fitted throughout the house, to offer an intimate ambience. The porch, kitchen and dining areas have been fitted with additional one-off stylish lighting options.

The open concept, L-shaped downstairs living areas flood the room with natural light. The dining space opens up via French doors onto the Kota black limestone patio, perfect for further dining options.

Adjacent to the dining area is a cosy, well-proportioned lounge, with views of the woods, the main focus is a stunning fireplace surround with a solid oak mantel. The Yeoman wood burner can be sighted from the lounge and dining spaces.

The ground floor also provides a well-proportioned W.C. and basin, under stair storage cupboard as well as a separate utility room complete with tile design lino flooring complete and plumbing for two washing machines and a dryer. The finishing touches include the glass stable door with tilt and turn hinge which opens to the patio and stairs to the garden.

The first floor is flood lit with the expansive stairwell window offering snippets of the garden, and delivers three bedrooms, the main bathroom and a further ensuite shower room. Complete with LED down lighting, all with dimmer switches and berber cut pile woollen carpet, creating a cohesive styling throughout.

Bedroom one extends across the property to provide a spacious room with French doors opening onto a balcony, looking towards the wooden haven. The generous sized



Living Room



Living Room



Patio



Patio



Garden



Bedroom One

modern ensuite is fitted with double shower heads, mixer taps, W.C., vanity wash basin, lit mirror, extractor fan, and dual fuel towel radiator for easy control during the seasons.

The second bedroom has a front facing aspect and overlooking the gardens and surrounding woodlands. An oak corner table has been installed, perfect for guests, and an added bonus of a walk-in wardrobe provides additional storage options.

The third bedroom is a comfortable single, benefiting from a recently added double glazed, tilt and turn hinged window. The room also provides loft access via a fitted retractable safety ladder leading to a centrally boarded, fully insulated loft with lighting, power and ample storage.

Both these bedrooms are serviced by a high quality modern fitted bathroom with low-level bath with over shower, W.C., vanity wash basin and mirror. Additionally, there is also a deep-set linen cupboard, extractor fan and dual fuel towel radiator.

Outside Smallwood is surrounded by various outdoor living spaces, with a predominantly evergreen garden of climbing plants and trees and a raised lawn which has been established by the current vendor. The garden leads down into a sunken limestone slab patio which is conveniently placed adjacent to the internal reception areas, for further seating and dining options.

There are outside taps, power points and two hot/cold dog showers or for muddy boots. Sensor security lights have been installed on the patio and front of the house. Wrought iron gates separate the front of the house to the garden areas. A pretty National Trust summer house has been cleverly incorporated onto the back of the carport, providing a tardis-size shed with shelving to house gardening implements and logs. The carport and shed have been painted white to complement the recently painted house, both with vigorous climbing roses and clematis.

This quiet and peaceful hideaway offers numerous seating options to follow the sun throughout the day. A tucked away idyll in a sought after South Lakeland area.

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 onto Leighton Beck Road, follow this road and continue onto Slack Head Road, take your next left onto Deepdale Close where the property is located on your left hand side.



Balcony



Bedroom Two



Bedroom Three



Main Bathroom



Utility Room

What3Words ///ducks.verve.corals

Accommodation with approximate dimensions

Kitchen 10' 9" x 10' 3" (3.28m x 3.12m)

Dining Area 10' 10" x 9' 6" (3.3m x 2.9m)

Living Room 18' 1" x 10' 11" (5.51m x 3.33m)

Utility Room 9' 1" x 8' 2" (2.77m x 2.49m)

Bedroom One 20' 11" x 10' 10" (6.38m x 3.3m)

Bedroom Two 11' 5" x 9' 5" (3.48m x 2.87m)

Bedroom Three 10' 10" x 7' 4" (3.3m x 2.24m)

Services Mains gas, electricity and septic tank drainage.

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.

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Viewings available 7 days a week including evenings with our dedicated viewing team
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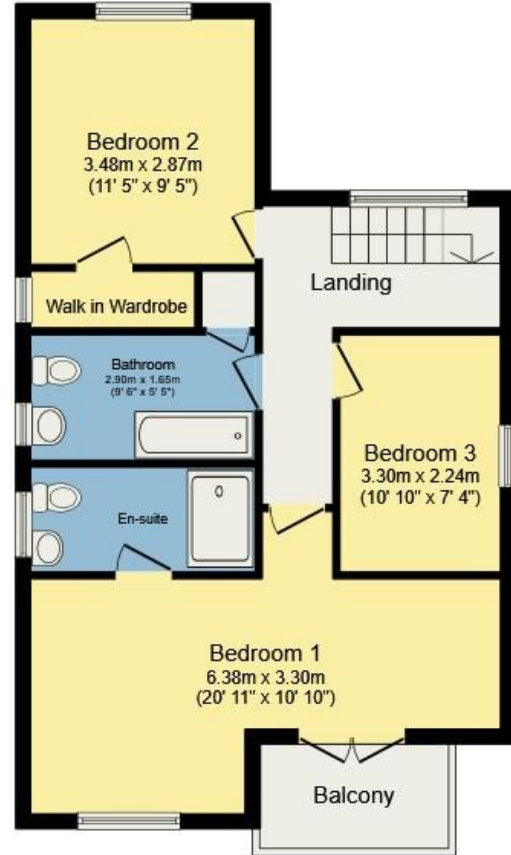
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Deepdale Close, Slack Head, Milnthorpe



Ground Floor



First Floor

Total floor area 127.6 sq.m. (1,373 sq.ft.) approx

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.

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