



# Beetham

£295,000

Woodview Cottage, Beetham, Milnthorpe, LA7 7AL

Woodview Cottage is a delightful property bursting with original character, thoughtfully converted into a beautifully presented two-bedroom home whilst being nestled in the picturesque village of Beetham, this charming property is ready for its new owners to add their personal touch.

Offered to the market with no chain delay, it features off-street parking, a garage, a well-proportioned living room, and a patio garden with views of the surrounding fields.

## Quick Overview

- Charming and Traditional Barn Conversion
- Located in Sought After Village of Beetham
- No Chain Delay
- Traditional Features Throughout
- Magnificent Array of Walks Accessible from the Doorstep
- Single Floor Living
- Off Street Parking and Garage
- Close to Local Amenities and Transport Links
- Enclosed Rear Patio
- Superfast Broadband Available\*



2



1



1



D



Superfast  
Broadband



Driveway &  
Garage

Property Reference: AR2597



Living Room



Living Room



Kitchen



Kitchen

**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.

**Property Overview** Step into this impressive barn conversion and immediately appreciate its timeless rustic charm. Enter into the kitchen, featuring an array of wooden cabinetry, tiled flooring, and complementary tiled backsplash. There's potential to expand the kitchen into the adjoining garage, pending the necessary planning and building approvals.

Continue into the spacious living room, bathed in natural light and adorned with exposed wooden beams. With dual aspect views, this inviting space serves as the heart of the home, perfect for entertaining and accommodating all your furniture needs.

Adjacent to the living room are two bedrooms-a generous double and a well-proportioned single. Additionally, there is a further room which is a versatile space that can be tailored to your lifestyle, whether you need a home office or hobby room.

The property is completed by a traditionally styled shower room, featuring a toilet, pedestal sink, walk-in shower cubicle, and tiled walls and floors, finished with a Velux window that floods the space with light.

**Outside & Parking** Externally, this property is discreetly nestled away from the main road, set within a traditional courtyard that offers both privacy and character. To the rear, you'll find a gravelled area providing convenient off-street parking, while an adjoining garage at the front of the property, complete with plumbing, offers additional functionality and storage space.

The private patio garden is a true highlight, thoughtfully landscaped with a variety of mature shrubs and fruit trees. This serves as an idyllic suntrap, perfect for soaking up the summer rays or enjoying alfresco dining. With seamless access from the living room, the patio garden is beautifully



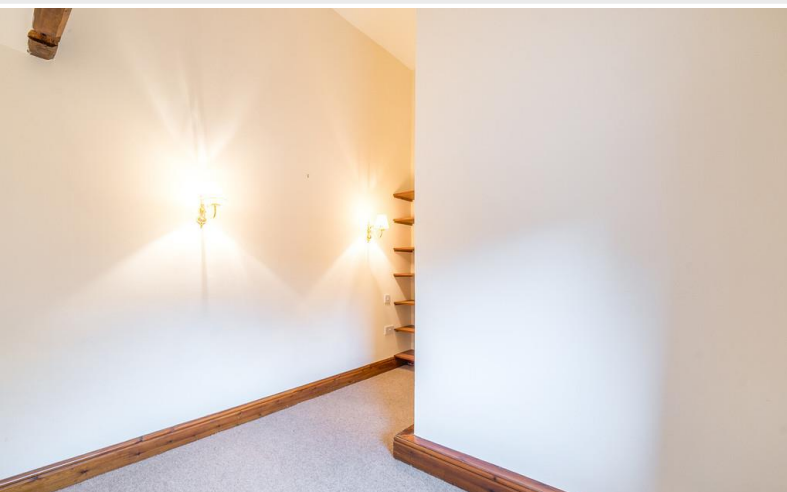
Bedroom One



Bedroom One



Bedroom Two



Bedroom Two



Patio Garden



Patio Garden

framed by surrounding fields, offering picturesque views and a sense of serenity, making it an ideal retreat.

**Directions** From the Hackney & Leigh Arnside Office head east on The Promenade/B5282 towards Station Road and continue to follow B5282. Turn left onto Sandside Road/B5282 and then right onto Nuns Avenue and then turn left onto Keasdale Road, Continue onto Cockshot Lane for one mile and then turn right and continue onto Church Street and the property is located on the right.

**What3Words** [///tins.chemistry.showrooms](http://tins.chemistry.showrooms)

**Accommodation with approximate dimensions**

**Living Room** 19' 11" x 18' 0" (6.07m x 5.49m)

**Kitchen** 10' 7" x 6' 5" (3.23m x 1.96m)

**Bedroom One** 11' 8" x 8' 4" (3.56m x 2.54m)

**Bedroom Two** 11' 10" x 8' 8" (3.61m x 2.64m) max

**Study** 11' 4" x 5' 1" (3.45m x 1.55m)

**Garage** 18' x 10' (5.49m x 3.05m)

**Property Information**

**Services** Mains gas, water and electricity.

**Covenants** Woodview Cottage has a right of way over the courtyard on foot to gain access and egress to the property and with a right of way over the courtyard with vehicles for the sole purpose of parking in the garage which forms part of the property.

The owner of Woodview Barn has a right of access across the rear of Woodview Cottage to carry out repairs, cleaning or maintenance.

**Council Tax** Band C - Westmorland & Furness Council

**Tenure** Freehold. Vacant possession upon completion.

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

**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).



Patio Garden



Parking Space



Parking Space



Ariel View

Request a Viewing Online or Call 01524 761806

## Meet the Team

### Richard Harkness M.R.I.C.S

Sales Manager

Tel: 01524 761806  
Mobile: 07971 911357  
richardharkness@hackney-leigh.co.uk



### Laura Hizzard

Property Marketing Consultant

Tel: 01524 737727  
Mobile: 07464 545687  
laurahizzard@hackney-leigh.co.uk



### Leigh Bedwell

Sales Team

Tel: 01524 761806  
arnsidesales@hackney-leigh.co.uk



### Matilda Stuttard

Sales Team

Tel: 01524 761806  
arnsidesales@hackney-leigh.co.uk



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



Need help with **conveyancing**? Call us on: **01539 792032**



Can we save you money on your **mortgage**? Call us on: **01539 792033**

Hackney & Leigh Ltd The Promenade, Arnside, Cumbria, LA5 0HF | Email: arnsidesales@hackney-leigh.co.uk

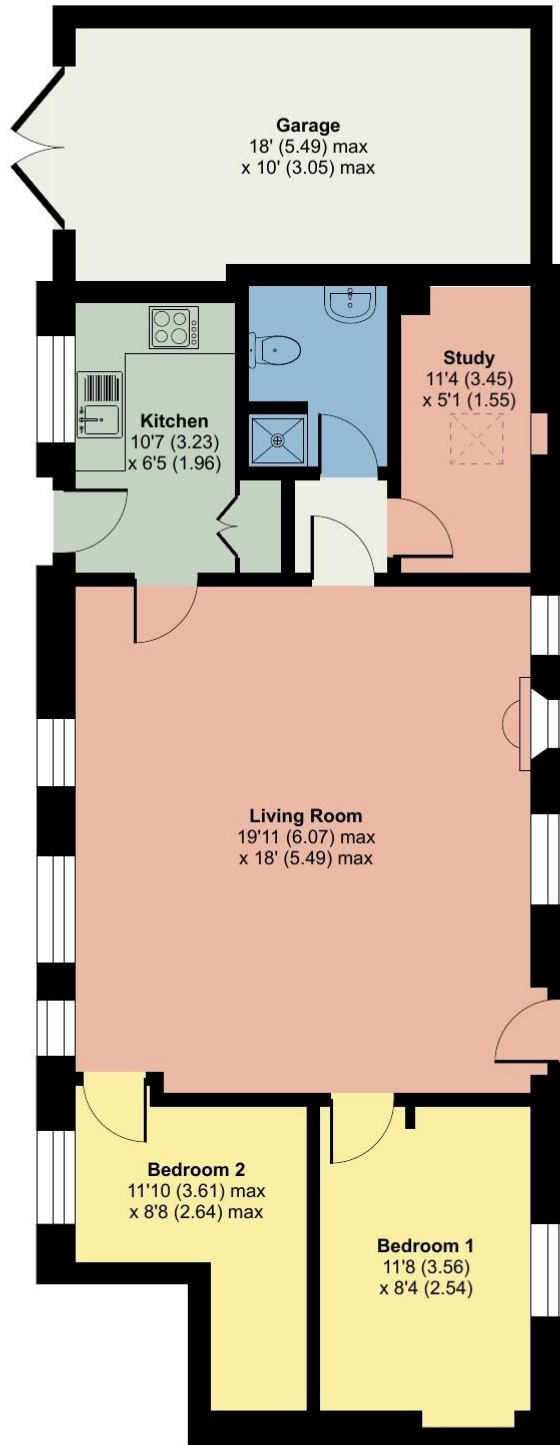
# Beetham, Milnthorpe, LA7

Approximate Area = 765 sq ft / 71 sq m

Garage = 172 sq ft / 16 sq m

Total = 937 sq ft / 87 sq m

For identification only - Not to scale



## GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checon 2024. Produced for Hackney & Leigh. REF: 1177582

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. \*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 06/09/2024.

Request a Viewing Online or Call 01524 761806