



 Barcaldine



Barcaldine

Slack Head, LA7 7BE

Occupying an elevated position and enjoying open views towards Farleton Fell, Arnside and Morecambe Bay Beyond, Barcaldine is a spacious and beautifully presented five-bedroom detached home.

Large windows throughout flood the interior with natural light, enhancing the sense of space and connection to the surrounding landscape.

The property offers versatile accommodation well suited to modern family living, entertaining and home working, set within established gardens and a discreet residential address.



Quick Overview

5 bedroomed detached house

Utility Room and Kitchen

Study / Home Office

Living Room & Dining Room

House bathroom and separate shower room

Expansive gardens

Off road parking

Garage

Pizza Oven

EV Charging Point





Location

The picturesque Cumbrian village of Slack Head lies within the Silverdale and Arnside Area of Outstanding Natural Beauty, just outside the historic village of Beetham. The surrounding countryside provides superb walking opportunities including the Fairy Steps and Dallam Park, making it ideal for outdoor enthusiasts.

Slack Head enjoys a strong community feel with the village of Beetham minutes away, having the Wheatsheaf public house, a Good Ofsted-rated primary school, community church and the popular Beetham Garden Centre with its excellent café.

Just over a mile away, Milnthorpe offers a Booths supermarket, independent shops, pubs, cafés, Dallam High School and a wide range of local activities. The area is well connected, with easy access to Kendal and the wider Lake District via the A6 and nearby M6, while regular bus services and rail links from nearby stations provide further connectivity.

Welcome

Upon entering Barcaldine, you are greeted by a bright entrance hall leading to a versatile study, perfect for a home office or creative space.

04 |









Ground Floor

The heart of the home is the central dining room, seamlessly connecting to both the sitting room and breakfast kitchen, creating a harmonious flow for entertaining and family gatherings.

The sitting room, with its triple aspect and cosy wood burner, is bathed in natural light and opens to the garden via French doors, offering uninterrupted views of the surrounding landscape.

The Rako smart lighting system enhances the ambience, complementing the abundant daylight.

Specifications

Living Room
18' 1" x 16' 1" (5.51m x 4.9m)

Dining Room
18' 1" x 12' 2" (5.51m x 3.71m)

Study
15' 9" x 9' 10" (4.8m x 3.01m)



Dining



Specifications

Kitchen
13' 3" x 11' 10" (4.04m x 3.61m)

Utility Room
21' 3" x 6' 3" (6.48m x 1.91m)

The contemporary breakfast kitchen boasts elegant high gloss cabinets and a breakfast bar, ideal for informal dining.

High-quality kitchen appliances include a Bosch built-in double electric oven, a five-ring hob with a stainless steel extractor hood, American style fridge freezer and an integrated Smeg dishwasher.

Adjacent is a practical utility room with matching cabinetry, linking to the integral garage.

The ground floor also features a double bedroom suite with fitted wardrobes and French doors to a side terrace, allowing you to wake up to serene views, complemented by a stylish shower room, offering single-level living or a private guest retreat.







First Floor

Specifications

Bedroom One
18' 1" x 16' 1" (5.51m x 4.9m)

Bedroom Two
12' 2" x 11' 10" (3.71m x 3.61m)

Bedroom Three
11' 10" x 11' 10" (3.61m x 3.61m)

Bedroom Four
14' 9" x 8' 6" (4.5m x 2.59m)

Bedroom Five
11' 10" x 11' 10" (3.61m x 3.61m)



Ascending to the first floor, the unique T-shaped landing provides space for a dressing room or reading nook, flooded with natural light.

Four double bedrooms, two with fitted wardrobes, offer stunning views, while the house bathroom invites relaxation with a double-ended bath and separate shower.

Previous planning permission has been granted to develop the area next to bedroom four over the garage to provide additional living spaces.

Planning permission (SL/2021/0796) was granted in 2021 (now lapsed) for a first-floor extension, including an en-suite bedroom and an upstairs living area with bi-fold doors leading to a balcony with views over the valley. The permission also allowed for internal stairs to the loft, which could be converted into two self-contained rooms, one with a gable-end window offering south-west views toward Morecambe Bay. The permission expired in October 2024 and a buyer could apply for a renewal based on the previous approval.



Outside

Outside, the expansive gardens are a true delight, featuring a paved seating area with a pergola and wood-fired pizza oven, perfect for alfresco dining amidst the picturesque scenery. The grounds are thoughtfully landscaped with seasonal blooms, a summer house, and a walled lawn for children and pets. The property benefits from a driveway leading to a garage with an electric up-and-over door, providing ample parking.

Barcaldine is a hidden gem, offering tranquillity and easy access to the A6, M6, and local amenities. Surrounded by breathtaking countryside and elevated views, it's an ideal haven for outdoor enthusiasts. With planning permission for further extension, this property is a rare find, combining elegance, space, and potential. Don't miss the opportunity to make this exceptional home yours.









Important Information

Tenure:

Freehold (Vacant possession upon completion).

Council Tax Band:

Westmorland and Furness Council - Band G.

Services:

Mains gas, water and electricity. Drainage is via a septic tank, shared with one other property and located within the neighbouring grounds of Orchard Dene.

There is a joint responsibility (50%) to maintain the entrance portion of the lower driveway leading to the additional parking spaces, limited to the extent necessary for access in and out of the parking area.

Energy Performance Certificate:

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

What3Words:

///partner.recorders.kiosk

Directions:

From Hackney & Leigh Arnside Office head along Station Road before turning right onto Black Dyke Road, following the road out of the village. Continue along Black Dyke Road until it meets Coldwell Lane, then turn right and proceed to Brackenthwaite Road.

Turn left onto Brackenthwaite Road and follow it toward Milnthorpe, where the road becomes Leighton Beck Road, Finally, turn left onto Leighton Drive and Barcaldine is located on the right hand side.

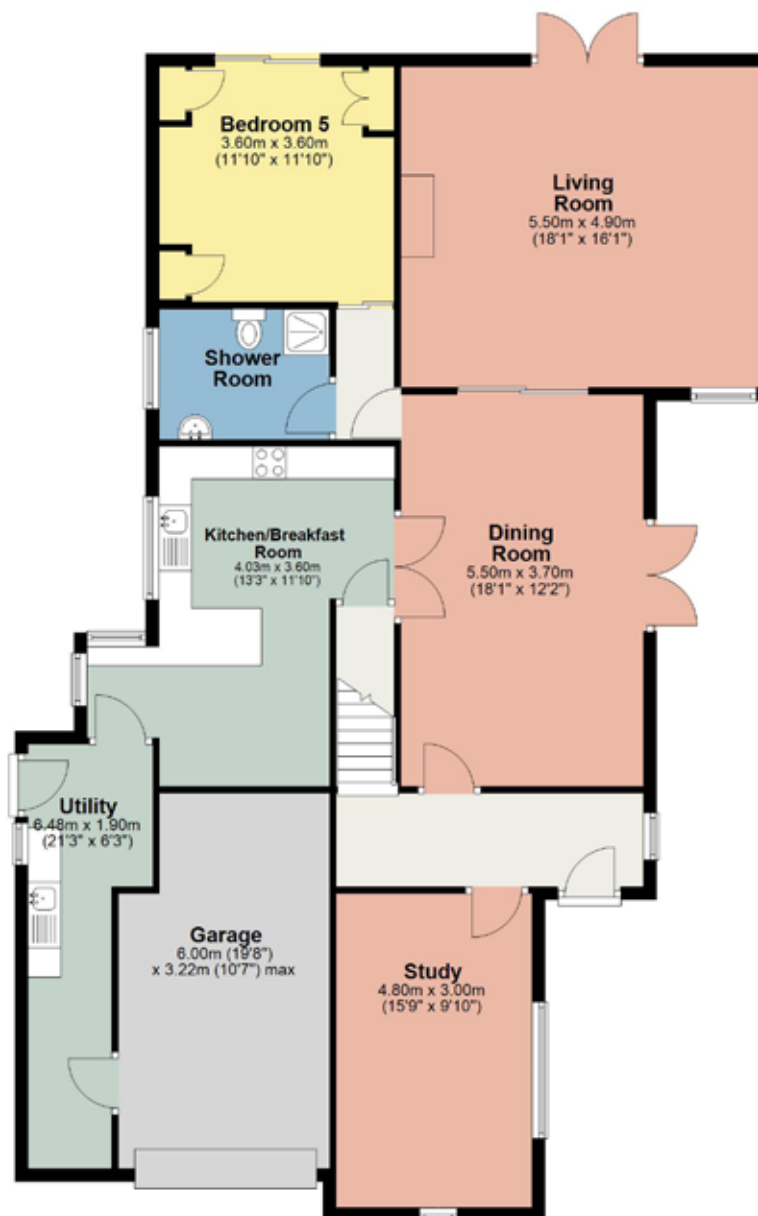
Agent Note:

Please note that due to updated regulations for septic tanks and private drainage facilities, interested parties may wish to seek independent advice on the installation.



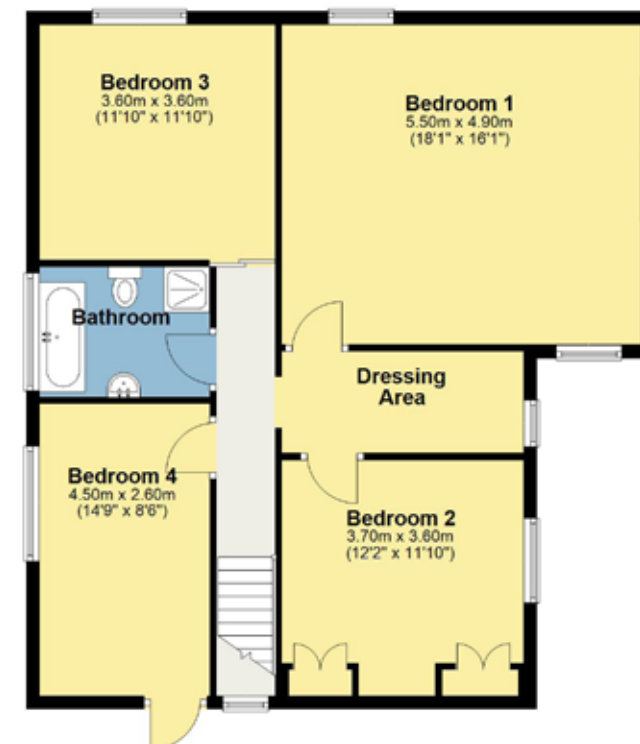
Ground Floor

Approx. 142.5 sq. metres (1534.3 sq. feet)



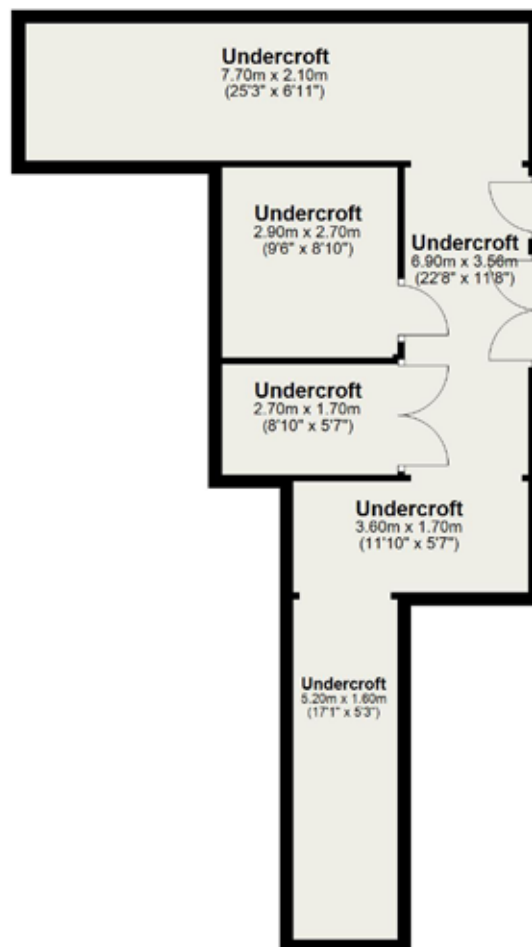
First Floor

Approx. 85.3 sq. metres (918.1 sq. feet)



Basement

Approx. 53.9 sq. metres (580.0 sq. feet)



Total area: approx. 281.7 sq. metres (3032.4 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. 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.

Barcaldine, Slack Head



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.

Viewings

Strictly by appointment with Hackney & Leigh.

To view contact our Arnside office:

Call us on 01524 761806

arnsidesales@hackney-leigh.co.uk

The Promenade, Arnside, Cumbria, LA5 0HF

www.hackney-leigh.co.uk

Caring about you and your property