

ASHTON HOUSE

£995,000

Beetham, LA7 7AL

An architectural gem - steeped in history, an extremely impressive Grade II* Listed country residence, dating back to 1749.

Situated within the scenic Arside and Silverdale AONB and on the edge of the Lake District National Park, the accommodation, over 7000 sq ft, is over three floors with five reception rooms and eight bedrooms. Boasting original character features at every turn, the house is set in gardens and grounds of 12.35 acres (5 hectares) including formal gardens with Edwardian glasshouse and tennis court, woodland with a camping pod and paddocks. Impressive coach turn, gated yard with a collection of outbuildings and excellent parking.





Welcome to **ASHTON HOUSE**

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Beetham, LA7 7AL

There's no doubt about it, this is an impressive house. It's incredibly spacious, has a rich history and is full of original period features deserving of its Grade II* listing.

Bought by the current owners in 2004, the property has been **sympathetically restored** over the years, preserving the **fine period features** and enhancing its **Georgian elegance**. Described by the eminent architectural historian, John Martin Robinson in his guide to the Country Houses of the North-West of England as the seat of the lords of the manor of Beetham, there is the opportunity for the new custodians to finish the interior to their individual taste.

You're buying a **slice of history**. Built in the mid 18th Century by James Johnson, the son of a wealthy local merchant after he inherited the family estate. The property later returned to his family through marriage and the estate extended sufficiently in income for the family to acquire 'gentry' status. The property was remodelled by Edward Yeats who extended the symmetrical Classical façade to its present size in 1827.

Great architectural detail includes wood panelled rooms, an elegantly carved staircase, marble fireplaces, beautifully intricate plaster moulded ceilings and pelmets and a row of servants' bells. There are period doors, shutters and flooring (decorative tiled, parquet and polished wooden boards) and sash, leaded and stained-glass windows. Externally the front façade has a fine stone carving bearing the arms of the Johnson family of Beetham dating back to the mid 18th Century. A lead hopper was added in 1827, decorated with Yeats family crest.

Embrace the space - with an approximate gross internal area of 7376 sq ft (685.32 sq m) there's no shortage of well-proportioned rooms to enjoy. **Wonderful for everyday living and perfect for entertaining**, there is an impressive reception hall, grand drawing and dining rooms, a delightful panelled morning room and striking billiards room as well as a cosy snug off the kitchen. Domestic offices are off the rear passageway with a larder, butlers' pantry and cloakroom.

Sleep well - eight bedrooms are set over two floors with five on the first floor along with three bath or shower rooms, a dressing room and the housekeeper's office which has wooden cabinets fitted along one wall still bearing wax seals used historically to deter servants' prying eyes! To the second floor, there are three further bedrooms and a painted oak panelled bathroom with polished oak floor.

Three cellar rooms, approximate gross internal area 493.84 sq ft (45.88 sq m) offer **excellent storage**. A **gated courtyard** lies to the east with cart house, modern double garage and log store. Parking space is plentiful.

Gardens and grounds extend to c. 12.35 acres (5 hectares). The main gardens are to the west of the house with formal planting, an **arboretum**, mature shrubs, a pond, a Victorian fernery, a magical **Edwardian glasshouse** and a hard standing **tennis court**. Adjacent to the garden are **paddocks** with the **woodland** beyond.

In an edge of village setting there are pleasant views to the front across open countryside. There is a restrictive covenant on the field opposite to prevent development.







A well connected location

Within the Amside and Silverdale Area of Outstanding Natural Beauty, Beetham is a small, picturesque village with St Michael's church, a small shop/tea room, primary school and The Wheatsheaf public house. Also in the village is The Heron Theatre, Heron Corn Mill museum and well-regarded Beetham Garden Nurseries with lovely restaurant and food shop.

The area is surrounded by stunning landscapes with the scenic Lakes and Dales National Parks close by, perfect for those who enjoy outdoor life. Beetham Fell is also very popular with walkers.

Situated in Cumbria, but close to the border with Lancashire, there are many local towns and villages close by offering a wide range of facilities:

Milnthorpe (1.3 miles) - weekly market, Booths and selection of shops and local services.

Carnforth (6.6 miles) - historic railway station (on the branch-line with daily services to Leeds, Barrow, Manchester and Manchester Airport) and a direct service to London Euston, choice of supermarkets (Booths, Aldi and Tesco), schools, shops and local services.

The market town of **Kirkby Lonsdale** (9.6 miles) - a haven of independent retailers and lovely places to eat.

For a wider selection including colleges, university and hospitals there is the market town of **Kendal** (9.3 miles) and the city of **Lancaster** (13.6 miles).

Secondary schools are at Milnthorpe (Dallam), Kirkby Lonsdale (Queen Elizabeth), Kendal and Lancaster with independent schools at Sedbergh and Windermere.

Enjoying great accessibility for road and rail links, with west coast line stations at Carnforth, Oxenholme (8.6 miles) and Lancaster. To escape by air, Manchester and Liverpool Airports are 77.8 miles distant and by road, access to the M6 at J35 is 4.6 miles. All mileages are approximate.

How to get there...

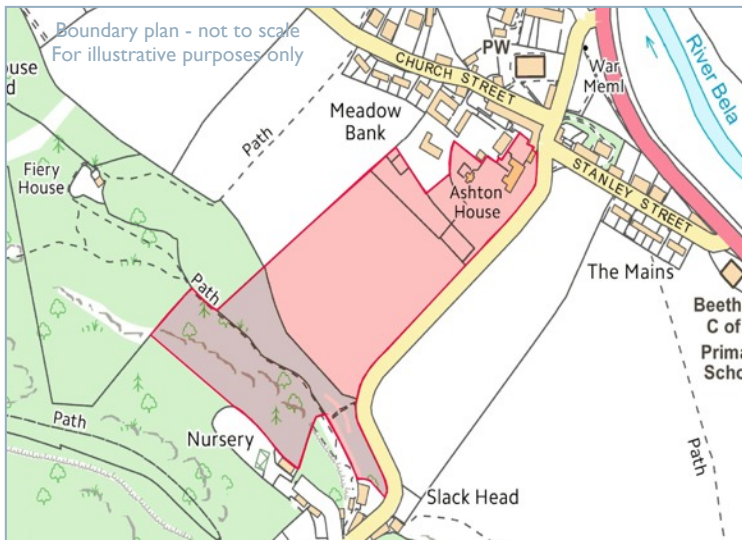
From the south, exit J35 of the M6 and head north along the A6 towards Milnthorpe. On entering Beetham, turn left after the school onto Stanley Street and at the 'T' junction, turn left and Ashton House is on the right hand side.



The nitty gritty

- Mains electricity, gas, drainage and water
- Gas central heating with two gas boilers (one currently not working). The heating is supplemented by a wood-fired boiler stove
- Hot water provided by the gas boiler and supplemented by back boiler on wood burning stove
- Working open fires or wood burning stoves in the principal rooms
- Telephone connection subject to transfer regulations
- Broadband connection available
- Fitted carpets and ornate pelmets are included in the sale
- Curtains, blinds, curtain poles, light fittings, white goods are all available by separate negotiation as is a large oil painting of the family who built the house. The brass and iron fire basket in the drawing room is excluded
- The property is Grade II* Listed
- The trees are protected by Conservation Area status
- A track in the woodland is used by the neighbouring property





Useful information

Council tax

Ashton House is currently banded H for Council Tax purposes. Potential purchasers are advised to verify this information for themselves.

Local Authority

South Lakeland District Council, South Lakeland House, Lowther, Street, Kendal, Cumbria, LA9 7QU.

T: 01539 733333 www.southlakeland.gov.uk

Money Laundering

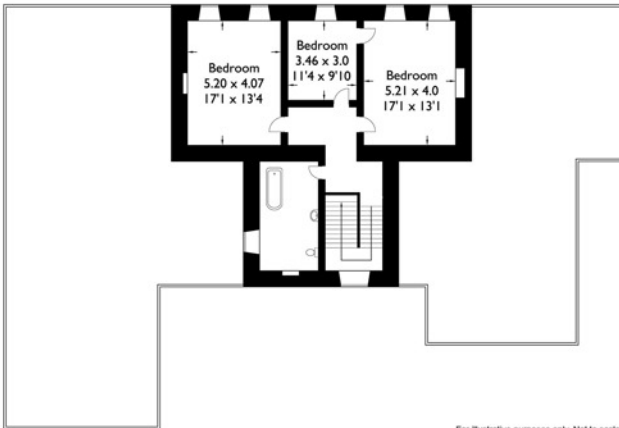
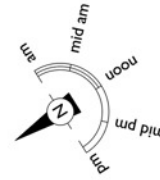
Prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing their address. These can be provided in the following ways: by calling into the agent's office with copies or by way of a certified copy provided via their solicitor. In addition prospective buyers will be required to provide information regarding the source of funding as part of the agent's offer procedure.

ASHTON HOUSE

Approximate Gross Internal Area : 685.32 sq m / 7376.72sq ft

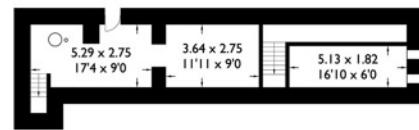
Cellar : 45.88 sq m / 493.84 sq ft

Total : 731.20 sq m / 7870.57 sq ft



Second Floor

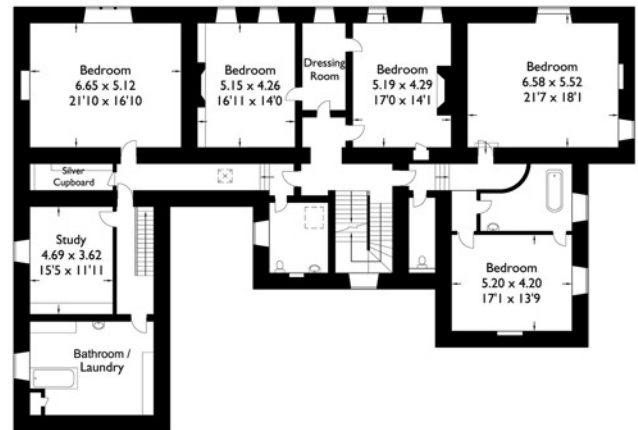
For illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



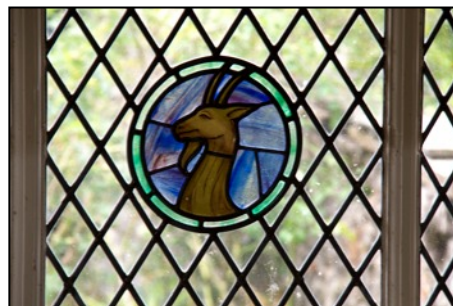
Cellar



Ground Floor



First Floor



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