



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

Woodview Cottage - Beetham





Features

- Offered with no onward chain
- Full of original features and wooden beams
- Situated in a peaceful and private location
- Close to local amenities and transport links
- Private parking for two vehicles
- Single floor living

Welcome to 'Woodview Cottage'. This charming property has been sympathetically converted to create an impressive two bedroomed home situated in a private and peaceful courtyard setting within the pretty village of Beetham. Packed full of natural light with original characterful features throughout, the property is available with no onward chain. The property would currently suit first time buyers, a working couple or those looking to downsize however there is also the opportunity to renovate to really make the property your own with planning permission previously granted to create larger living accommodation. Also currently on the market is the neighbouring 'Woodview Grange' ideal for those who wish to live close to family while having a degree of separation. The internal accommodation comprises of a kitchen,

generous living room with an abundance of wooden beams and dual aspect views, two bedrooms, the shower room and an additional room that could be used a variety of different ways but would be perfect as an office/ work from home space. There is an integral garage accessed via double fronted, wooden doors. A gravelled area can be found to the front of the property which leads around the rear to a more private gravelled area bordered by fencing, mature shrubs and climbers. Leading on from here is a private patio courtyard, a delightful sun trap and the perfect place to sit in peace and quiet with family and friends to enjoy al fresco dining or to entertain on a summers evening. A door leads into the living room from here. There is space to park two vehicles at the rear. The picturesque village of Beetham is located within the

Silverdale and Arnside designated Area of Outstanding Natural Beauty and is located only fifteen minutes from the Lake District with excellent transport links. Beetham itself boasts the fantastic Beetham Nurseries offering a range of gifts, plants and a popular cafe, the Wheatsheaf pub, Heron Theatre, Heron Corn Mill that hosts a range of different craft activities, the Tea Rooms and village shop. There are relaxing and exhilarating walks close by with 'The Fairy Steps' and Dallam deer park to name but a couple. Just one mile away in the village of Milnthorpe there is a wide array of social activities for all ages also benefitting from a Booths supermarket, 2 pubs, a Spar and petrol station, 2 doctors surgeries, 2 dentists, a vets, several independent shops and a variety of eateries available.



Kitchen

Entering the property into the welcoming kitchen, there is space here to hang coats and bags. Wooden farmhouse base and wall units provide storage space with light work surfaces and white tiled splashbacks. The large window overlooks the front courtyard and allows natural light to stream through. Appliances include an undercounter fridge/freezer and stand alone cooker. The high vaulted ceiling with original wooden beams offers a spacious feel to the room with a feature, suspended drying rack present.

Living room

A generous, light and airy living room boasting dual aspect views out through the numerous windows, including a Velux. Flooded with natural light there is a feature gas fire adding a cosy touch to this considerable room. A door leads outside to the private patio courtyard. The high ceiling decorated with original wooden beams adds a touch of the property's history.

Bedroom 1

A double bedroom with views out to the private rear courtyard. Benefitting from fitted shelving in keeping with the original wooden beams that adorn the ceiling. There is a feature alcove to one wall perfect for storage.



Bedroom 2

With front facing views, this bedroom boasts a high ceiling and original wooden beams with fitted shelving and hanging space for storage.

Office

A versatile room, perfect as an office/ work from home space or it could be utilised as a dressing room. A Velux window allows natural light through along with a smaller, ceiling height window and there is access to a storage space.

Shower room

A three piece shower room with a shower cubicle, W.C and hand basin with a heated towel rail. The room is flooded with natural light emanating from a ceiling light well.

Garage

An integral garage accessed via double fronted wooden doors. There is space and plumbing here for a washing machine and dryer with a tall apex ceiling and original wooden beams.

Externally

A gravelled area can be found to the front of the property with a more private gravelled area found to the rear bordered by fencing, mature shrubs and climbers. Leading on from here is a private and secure patio courtyard, a delightful sun trap and the perfect place to sit in peace and quiet with family and friends to enjoy al fresco dining or to entertain on a summers evening. A door leads into the living room from here. There is space to park two vehicles at the rear.



Useful Information

Property built - 1800's.

Tenure - Freehold.

Council tax band - C (Westmorland & Furness Council).

Electric - Mains.

Heating - Gas central heating (mains).

Drainage - Mains.

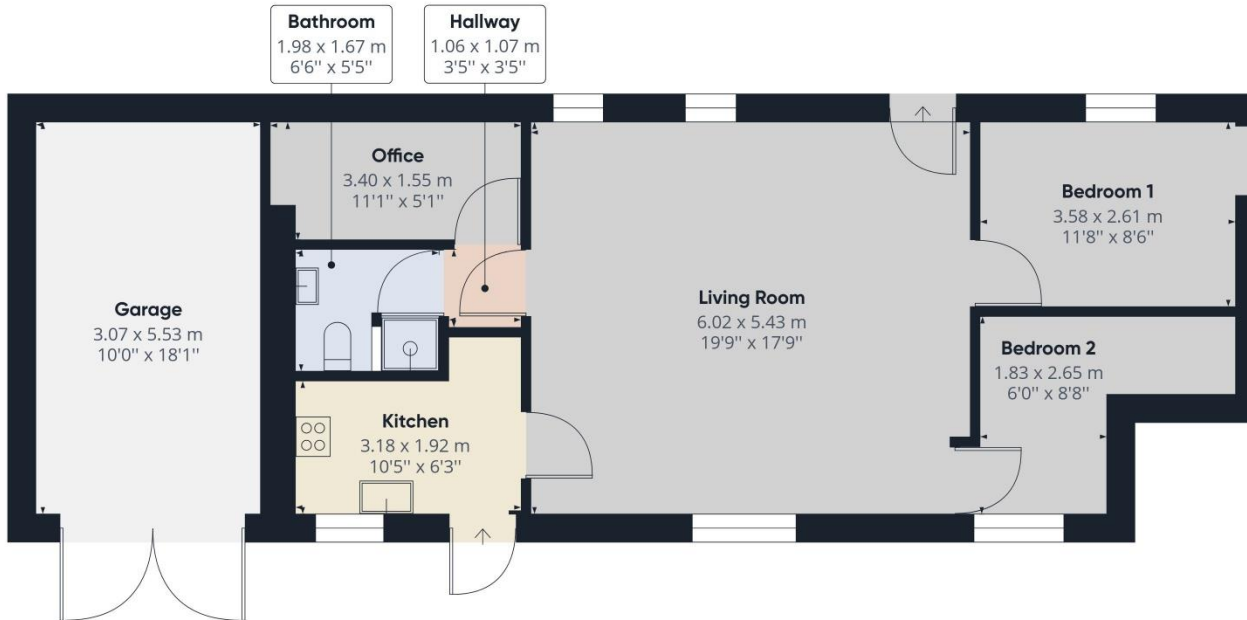
Previous planning permission given - SL/2014/1184 - Conversion of attached garage to create additional living accommodation to existing dwelling.



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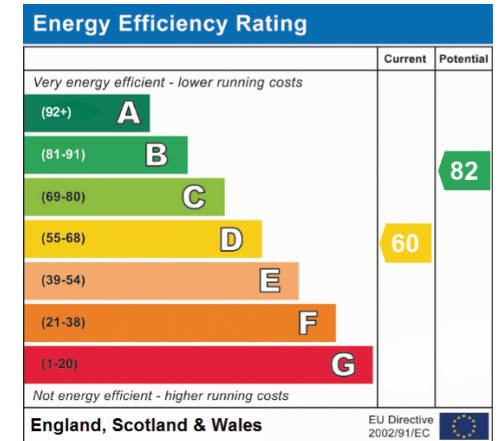


Approximate total area⁽¹⁾
83.89 m²
902.95 ft²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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