



Laundry Cottage

Hale



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Laundry Cottage Hale

Freehold – Offers Over £600,000

Nestled away to take advantage of the peaceful location while still being close to local amenities and transport links, this beautiful country cottage dates back to the 18th century and perfectly blends original features with modern conveniences. Framed by the front facing garden and with an ancient woodland backdrop, the property benefits from impressive elevated views with a large driveway able to accommodate several vehicles. The ground floor consists of a utility/ boot room, a handy cloakroom, the well equipped kitchen/ dining room, a characterful living room with a large bay window and a generous garage. The first floor has four bedrooms, the master spanning the entire width of the home and a four piece family bathroom, each room with its own character and charm. This home is a delight and really needs to be viewed to be fully appreciated. There is a planning application to convert the garage into living accommodation with a carport to the side. The hamlet of Hale is located within an Area of Outstanding Natural Beauty. With routes to Cumbria, Lancashire and Yorkshire, with access to both Kendal and Lancaster and is approx. two miles south of the popular market town of Milnthorpe to include several independent shops, takeaways, two supermarkets, a petrol station, a pharmacy, two G.P. surgeries, a vets, opticians and much more. A short walk away is The Tavern Public House and a Crown Green bowling green close by. Beetham primary school is only 1 mile away with secondary schools in both Milnthorpe and Carnforth with Beetham also boasting The Heron Theatre. Heading two miles south is a local petrol station providing a convenience store and parcel drop off and collection points. Easy access to both Carnforth railway station and Oxenholme Mainline station. Gait Barrows National Nature Reserve and RSPB Leighton Moss Nature Reserve are conveniently close by in Silverdale.





GROUND FLOOR

Living room

The delightful bay window draws your eyes towards the beautiful gardens and Lakeland Fells beyond, a lovely place to soak in the superb views and wildlife in front of the window. The 2 year old Jotul wood burning stove stands centrally and provides luxurious warmth, perfect in the colder months. A practical service room is located to the far end of the room for storage and access to service pipes. The floor is part stone flagged and part carpeted with an original exposed stone wall and the spiral brick staircase with wooden treads leading up to the first floor. The front door leads invitingly in from the driveway via the stone storm porch, ideal for storing logs and wood.

Kitchen

A country kitchen with cream shaker base and wall units, chestnut brown work surfaces, bright white tiled splashbacks and Karndean flooring. Two deep silled windows allow natural light in and offer side facing views. Integrated appliances include an AEG waist height double oven, a Bosch dishwasher, a Zanussi induction hob with extractor hood above. There is room for a tall fridge freezer and room centrally to accommodate a dining table. Open to the dining area, perfect for social cooking and entertaining.

Dining room

Open to the kitchen yet zoned by a feature brick pillar and peninsular to create a separate and versatile area perfect as a dining room with space to sit and relax or to socialise while dinner is on the go. The deep silled window allows natural light to flood through and a shelved area has been created within a chimney recess.

Boot room/ utility room

A side entrance via a stone and slate porch and stable door. A versatile area, ideal for cleaning off after a day spent tending to the garden and to dry off dogs after woodland walks before entering the main living accommodation. Base units offer space for storage and benefitting from a large sink and room for a washing machine to ensure the kitchen is utility free. A high window ensures natural light and a view to the woods.

Cloakroom

Located at the end of the utility/ boot room, this is a must have for all homes with a W.C and hand basin with tiled splashbacks, fitted shelving and wooden panelled walls. A high privacy window ensures natural light.

Garage

A generously proportioned integral garage boasts internal access from the hall also with access via the front up and over door. There is ample space to park or for storage with exposed stone walls, power, light and water present also housing the Wolsey Bosch boiler installed on 14th July 2021. Externally is a new oil storage tank.

FIRST FLOOR

Bedroom 1

A generous, split level double bedroom spanning the entire width of the home. This room is large enough to be used as a bedroom and a sitting room with dual aspect views that can be enjoyed through the windows, the largest of which offers space to sit on the deep sill and take in the enviable open views out across the garden and to Lakeland Fells in the distance. A high apex ceiling adds to the sense of space with its original wooden beams and exposed stone walls.

Bedroom 2

A bright double bedroom, full of natural light and boasting dual aspect, far reaching views. Benefitting from a wall of fitted wardrobes and storage which also incorporates a dressing table area with a mirror, perfect for clutter free living.

Bedroom 3

A double bedroom with side facing views through the deep silled window. There is a wall of fitted wardrobes and storage with a dressing table area and mirror.

Bedroom 4

Currently used as an office, this bedroom boasts wonderful and far reaching views through the deep silled window.

Bathroom

A traditional bathroom consisting of a bath, separate shower cubicle with an electric shower, a W.C and hand basin. Benefitting from a heated towel rail radiator and a deep, built in, shelved cupboard perfect for keeping towels and toiletries. A chunky original wooden ceiling beam adds a touch of the homes history and contrasts beautifully with the white walls and splashbacks.

Landing

A spacious and unique landing at the top of the feature spiral staircase. With a high ceiling and wooden beams, there is ample space here for display units and bookshelves or the space could be utilised as a study or office area freeing up bedroom four to be used as a bedroom.

Externally

Impressive double wooden gates open up to reveal the extensive driveway and views beyond. The sheltered storm porch to the left offers access to the rear door and a space to shelter from the elements. The driveway continues along to the front of the property and provides space to park several vehicles comfortably. Two stone outbuildings can be found beyond the garage, the larger benefitting from power and light with both ideal for use as workshops or craft spaces. Facing away from the property you can take advantage of well set out, well maintained and fully stocked garden areas all with far reaching views. The garden boasts apple, damson, plum and pear trees with many fruit bushes including gooseberry, blackcurrant and raspberries and rhubarb plants. There are many varied and numerous mature trees, flowers and shrubs with two generous lawn areas with a summerhouse and a large paved patio. The summerhouse could be adapted to create a home office providing a separate place to work. Running along the side of the summerhouse and down to the boundary wall is a separate allotment area which could provide self sufficiency if so wished. The gardens are a haven away from the hustle and bustle of everyday life and offer an impressive space to sit out to enjoy nature. At the bottom of the garden wall is a private gateway leading to a public footpath connecting Hale to the A6 (The Tavern) and Beetham to the North along open fields.

Useful Information

House built - 1777.

Tenure - Freehold.

Council tax band - F (Westmorland and Furness Council).

Heating - Oil central heating (boiler installed in 2021) with a new oil storage tank.

Drainage - A fully compliant septic tank (£160 to empty as and when required).

Broadband - FTTP.

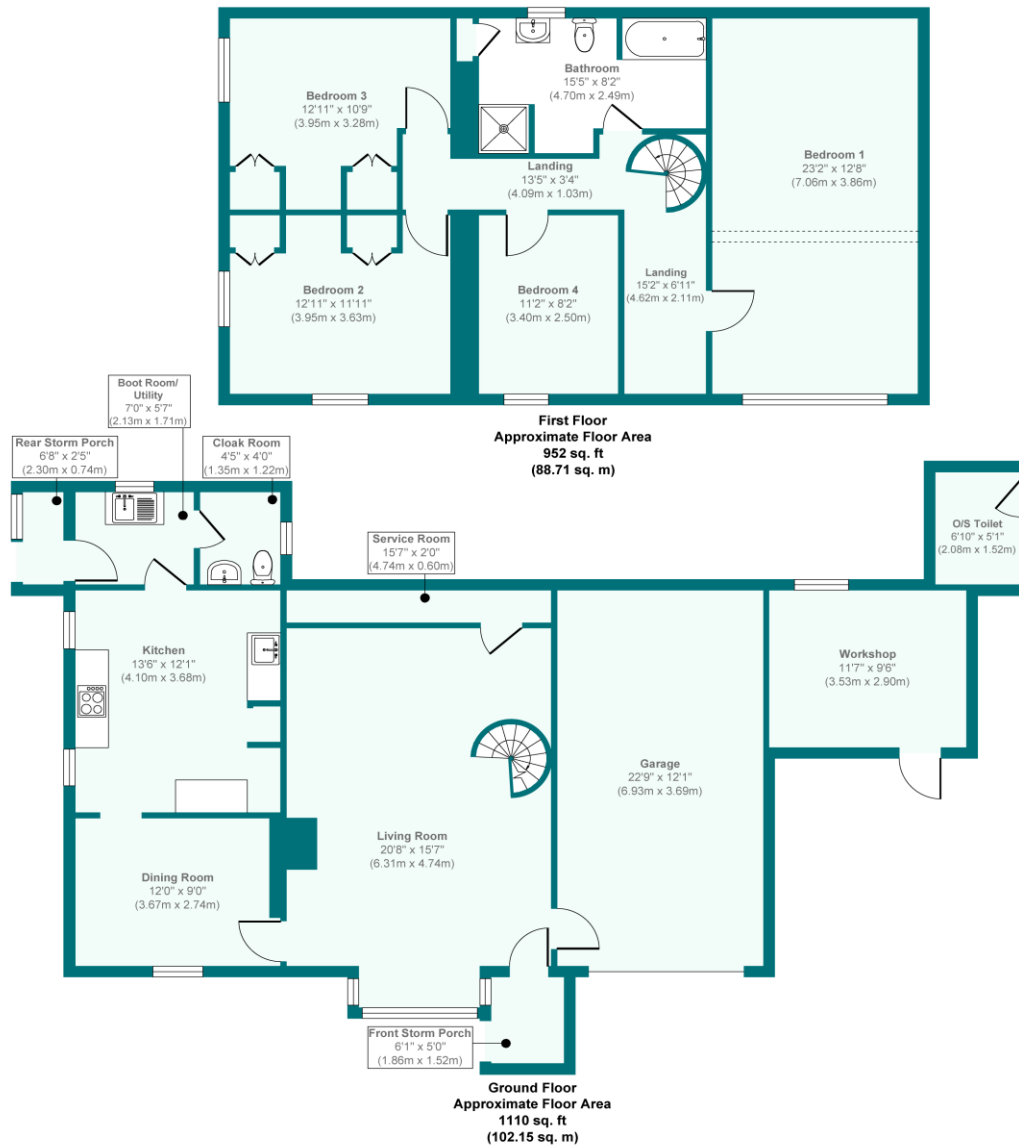
What3Words location -///toads.marathon.intruded.

Planning application reference number SL/2014/0199 in place for a single storey extension to convert the garage into living accommodation with a 2 / 3 vehicle carport to the side.









Approx. Gross Internal Floor Area 2063 sq. ft / 190.86 sq. m
Produced by Elements Property

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		66
(39-54)	E	55	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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