



Hale Bank

Hale



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services





Hale Bank

Hale

Freehold £695,000

Hale Bank is a beautiful five bedroom detached Edwardian property boasting picturesque elevated countryside views towards Farleton Knott. The property features original stained glass windows and boasts a beautifully preserved staircase that exudes historic charm. On the ground floor the cosy living room provides a warm and inviting space for relaxation, while the open kitchen diner is perfect for entertaining. Just off the kitchen there is a functional cloakroom with a feature limestone wall and a large study providing a quiet area for work or reading. On the first floor a spacious sun room offers a tranquil spot to enjoy the garden views, as well as three generous sized double bedrooms and two well appointed bathrooms. The third floor benefits from two further bedrooms, with one featuring a balcony overlooking the fields beyond with scenic views. On the lower ground floor, the undercroft/cellar serves as an ideal laundry room and storage space conveniently accessed from both the study and externally. The extensive gardens feature a picturesque pond, creating a serene outdoor retreat and there is ample parking is available for multiple vehicles. The former garage has been transformed into a versatile workshop or garden room with potential to be converted into an annex/ air b&b subject to planning, catering to various needs and hobbies. Hale Bank seamlessly combines period elegance with modern amenities, making it a truly unique and desirable home. 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 one mile 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

A spacious living room located just off the hallway, boasting high ceilings and elevated views through two large stained glass sash windows, creating a bright and cosy atmosphere with a feature cast iron fireplace that houses an electric fire. The sophisticated décor complements the room's grandeur, making it a perfect space for relaxation and entertaining family and guests with a large walk-in storage area offering an abundance of storage for belongings.

Kitchen/ diner/ snug

A modern and stylish room that seamlessly blends contemporary design with classic charm. The space is bright and airy, featuring high ceilings and wood effect flooring. The kitchen offers of a wide range of gloss wall and base units with complementary granite worktops, a double oven with a combination microwave, induction hob with fan, larder cupboard and space for an American fridge/freezer, washing machine and dishwasher. There is a boiling water tap and phone charging point integrated into the worktop. The dining/snug area is an inviting space perfect for meals, hosting guests and family gatherings. It offers a charming view to the front of the property through the beautiful stained glass sash window. The room is further enhanced by a wood burning stove with a striking feature surround to add warmth and character. There is access out to the garden and patio from here.

Conservatory

Overlooking the impressive gardens, this charming conservatory boasts bespoke artwork hand painted on to the walls, featuring French doors that open to a picturesque garden view. The abundance of natural light creates a bright and inviting space perfect for relaxation and enables enjoyment of the garden all year round.

Study

Thoughtfully designed as a contemporary home office and featuring expansive desktop areas ideal for multi-tasking and productivity. It includes matching drawers and shelving to provide ample storage. A stylish spiral staircase gracefully connects the office to the adjacent conservatory and also offers access down to the cellar.

Cloakroom

A functional and practical space accessed externally via the rear garden and also internally from the kitchen, featuring a natural limestone rockery wall offering ample space for wet coats and muddy boots.

FIRST FLOOR

Bedroom 1

This master bedroom features double fronted sash windows that flood the space with natural light, highlighting the room's original fireplace which is a charming focal point, adds a touch of historic character, while the spacious layout offers ample room for wardrobes and furnishings. There are elevated views out across the countryside and to Farleton Knott.

En-suite bathroom

A modern and sleek bathroom located between the ground floor and first floor with decorative aqua panelled walls with a large, free-standing bath, a walk-in Aquila mains-fed shower, a wash basin with storage underneath and a heated towel rail. Jack and Jill doors allow access into both the master bedroom and also the sunroom. Large storage area under eaves.

Bedroom 2

A generous double bedroom featuring direct access out onto the decking at the rear and overlooking the tranquil feature pond. High ceilings create a spacious and relaxing ambience.

Bedroom 3

This elegant double bedroom offers stunning elevated views and is flooded with natural light. Integrated into the room there is overhead built in storage.

Bathroom

A three piece bathroom suite with fully tiled walls and flooring with complementary sage panelling. Consisting of a bath with an overhead shower, wash basin, W/C and heated towel rail.

SECOND FLOOR

Bedroom 4

The room is well-lit and of a good size with ample space for a double bed and furniture and featuring access to two spacious under-eaves storage areas. A single door opens out to a charming, small balcony adorned with intricate stonework with picturesque views of the countryside fields beyond.

Bedroom 5

Located at the rear of the property and boasting dual aspect countryside views, this bright and light double bedroom offers eaves storage.

LOWER GROUND FLOOR

Cellar/ undercroft

The cellar/undercroft is accessible from both the ground floor and the driveway. This versatile space houses the hot water cylinder and oil boiler and features two double doors leading to what was once a wine cellar. With plumbing already installed, this area would be ideal for a laundry or utility room.

Garden room/ workshop

Formerly a detached garage, the current owners have transformed this space into two distinct and adaptable rooms: a workshop and a garden room that overlooks the stunning gardens. This versatile area also holds potential for conversion into an Airb'n'b unit or as an annex subject to planning.

Externally

Hale Bank is situated on a generous, elevated plot and boasts an expansive and beautifully maintained rear garden with three natural ponds, featuring a vast lawn and a large fish pond teeming with carp. The serene landscape offers stunning views over the surrounding fields and countryside. There are several seating areas dotted around the gardens, all perfect for taking in the wonderful views. Steps cascade down the side of the property, passing through a charming and low maintenance rockery garden that leads down to the front of the property and driveway. There are two convenient parking spaces located at the rear close to the garage and the block paved front driveway offers parking for several vehicles. The garden also boasts a log store, a comfortable and secure kennel for pets, and a large, well-ventilated aviary for birds.

Useful Information

House built - Approximately 1906.

Tenure - Freehold.

Council tax band - G

Local authority - Lancaster City Council.

Drainage - Septic tank new and fully compliant shared with one property.

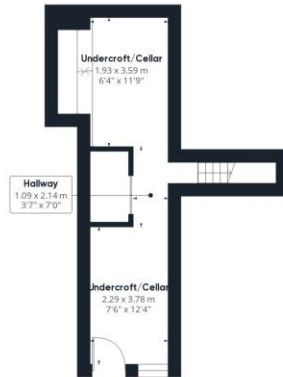
Heating - Oil boiler installed in October 2019.

What3Words location - ///float.guilty.difficult

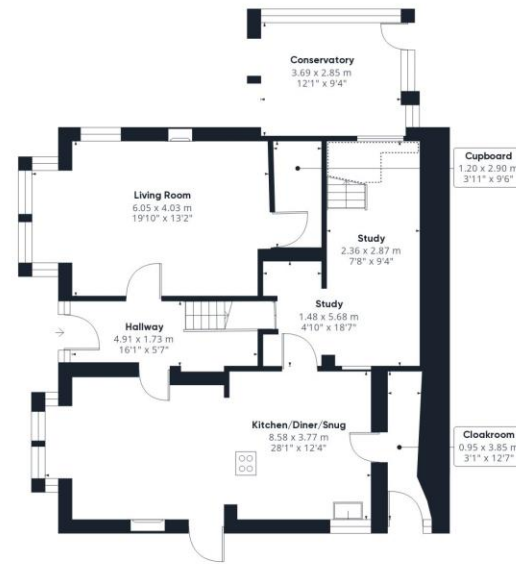




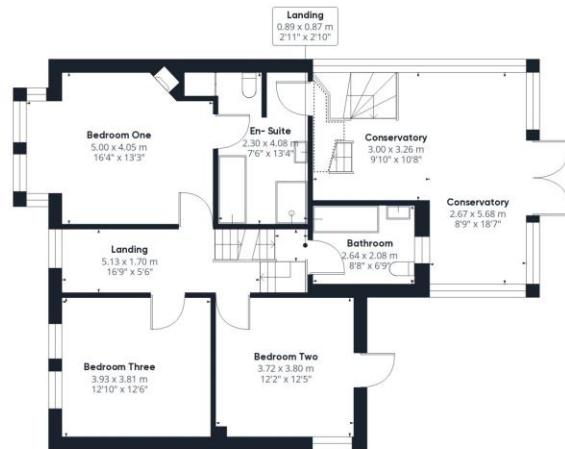




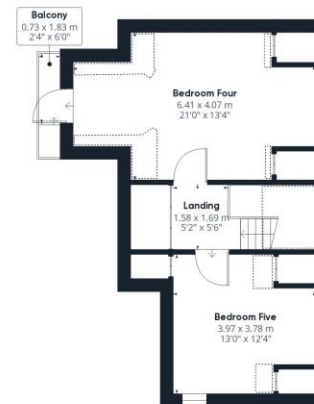
Floor -1 Building 1



Ground Floor Building 1



Floor 1 Building 1



Floor 3 Building 1



Approximate total area⁽¹⁾

267.15 m²

2875.58 ft²

Reduced headroom

13.63 m²

146.71 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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

GIRAFFE360

Waterhouse Estate Agents
10 Park Road,
Milnthorpe, LA7 7AD

Tel: 01524 760048

info@waterhouseestates.co.uk
www.waterhouseestates.co.uk

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Waterhouse Estate Agents for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.



**WATERHOUSE
ESTATE AGENTS**
Local, Professional Property Services