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# Hale Bank Cottage - Hale







## Features

- Four bedroom detached cottage
- Generous kitchen/dining space
- Far reaching countryside views towards Farleton Knott
- Located in the picturesque hamlet of Hale
- Parking for four vehicles
- Large workshop/hobby room at rear of property

Hale Bank Cottage is a charming detached stone property featuring 4 bedrooms and a generous living space. Cherished by its current owners for the past 20 years and offering breath-taking open countryside views towards Farleton Knott and the countryside beyond. A stone porch leads to a welcoming hallway. The spacious living room boasts a cosy log burner, perfect for relaxation, while the generous kitchen/dining room provides an ideal space for family gatherings and entertaining guests. Additional conveniences on the ground floor include a W/C and a utility room. The Utility room has a front door access which was a deliberate practical design to separate outdoor activities such as; wet gear, bikes

and DIY tasks from the rest of the house. This space leads you to a large workshop at the rear, perfect for hobbies or as a workspace. On the first floor, you'll find three double bedrooms, along with a fourth room that can serve as a study or a guest bedroom. The bathroom features both a bath and a shower, adding to the home's appeal. The property features a parking space for one vehicle at the front, with a gravel path leading to the entrance, bordered by a neatly maintained hedge for privacy. At the rear, access is available through the workshop or back entrance, with additional gravel parking for two vehicles. A gate beside a stone wall opens to a lovely patio area and the tiered garden offers ample

potential. The hamlet of Hale, nestled within an Area of Outstanding Natural Beauty, offers a picturesque and well-connected location for both convenience and outdoor living. Situated near key routes to Cumbria, Lancashire, and Yorkshire, it provides easy access to Kendal, Lancaster, and the nearby market town of Milnthorpe, just two miles away. Milnthorpe features a range of amenities, including independent shops, supermarkets, takeaways, a petrol station, a pharmacy, GP surgeries, a vet, and an optician. Closer to home, The Tavern Public House and a Crown Green bowling green are a short walk away, with Beetham Primary School just a mile off and secondary schools in Milnthorpe and Carnforth.





## GROUND FLOOR

**Entrance hallway** - The entrance hallway, accessed from the front of the property, features a charming stone porch that welcomes you into the property. The main hallway serves as a practical space for storing coats and boots, with durable stone flooring adding both style and functionality.

**Living room** - The entrance hallway, accessed from the front of the property, features a charming stone porch that welcomes you into the property. The main hallway serves as a practical space for storing coats and boots, with durable stone flooring adding both style and functionality.

**W.C** - The W/C is conveniently located just off the kitchen and dining room. This practical downstairs toilet includes a wash basin and features a frosted glass window, providing privacy while allowing natural light to filter in.

**Kitchen/ dining room** - The kitchen/dining room is a bright and spacious area, thoughtfully designed by the current vendors. It offers picturesque views from above the kitchen sink and features solid wood base and wall units complemented by stylish worktops. Equipped with a dishwasher, space for an upright fridge/freezer, and an undercounter fridge, the kitchen also includes a large Rangemaster cooker with an extractor hood above. The dining area comfortably accommodates a table for six and provides a door that leads out to the front of the property.







Utility room - A modern utility room featuring practical base units, a sink, and designated space for a washing machine. Conveniently located off the hallway, it provides access to the rear workshop. The room is finished with stone flooring and includes a door that leads out to the front of the property.

Workshop - The workshop, located at the rear of the property, can be accessed from both the rear garden and the utility room. It offers ample space for storage and is ideal for use as a hobby room or workshop, providing a versatile area for various projects and activities.

#### FIRST FLOOR

Bedroom 1 - Bedroom one is a generously sized double room that features picturesque views of Farleton Knott and the surrounding countryside. It also includes convenient loft access.

Bedroom 2 - Bedroom two boasts fantastic views overlooking the front of the property. This double bedroom features built-in storage, providing an ideal space for your storage requirements.

Bedroom 3 - A bright double bedroom, situated at the front of the property, exudes a cosy atmosphere.

Bedroom 4/ study - Currently utilised as an office/study, bedroom four is a versatile space that would be perfect for working from home or as a guest or child's bedroom. It is conveniently located next to the bathroom.

Bathroom - The bathroom features elegant half-tiled walls adorned with stylish navy tiles. It includes an electric shower over the bath, a heated towel rail, a W/C, and a wash basin. Natural light flows in through a frosted glass window, complemented by a Velux window.

#### Externally

The front of the property includes a parking space for one vehicle, complemented by a gravelled footpath leading to the front door, surrounded by a well-maintained hedge for added privacy. The rear garden can be accessed either through the workshop or from the rear of the property. There is a gravelled area with additional parking for two vehicles, and a gate alongside a stone wall leads down to a patio area that offers views of Farleton Knott and beyond. The garden is tiered down toward the property, presenting plenty of potential.

#### Useful Information

House built - Pre 1850.

Tenure - Freehold.

Council tax band - F.

Local authority - Lancaster City Council.

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

Heating - Oil boiler.

What3Words location - [///acrobatic.prefix.flop](https://www.what3words.com/#!/acrobatic.prefix.flop)

Historic information is available for the property upon enquiring.



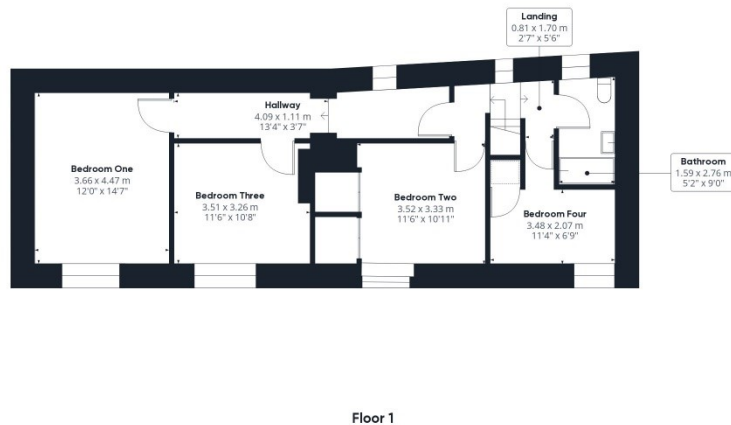
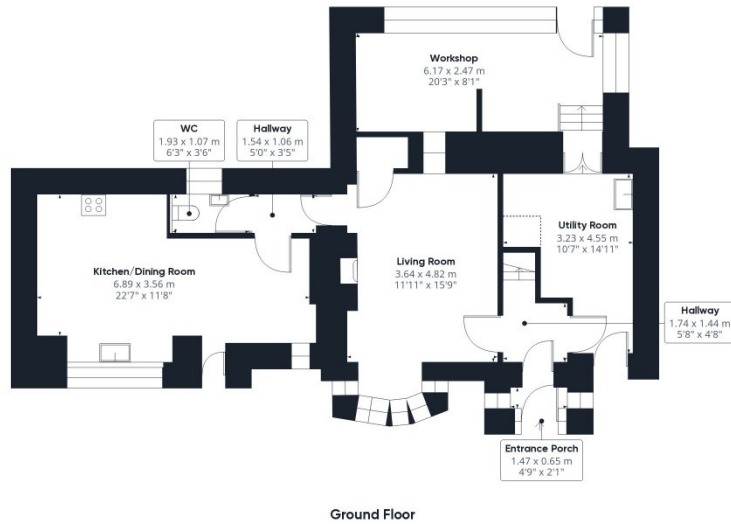
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## Approximate total area<sup>(1)</sup>

146.86 m<sup>2</sup>  
1580.79 ft<sup>2</sup>

## Reduced headroom

0.65 m<sup>2</sup>  
7 ft<sup>2</sup>

(1) Excluding balconies and terraces

## Reduced headroom

..... Below 1.5 m/5 ft

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

## Waterhouse Estate Agents

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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.



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