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Local, Professional Property Services

## Apartment 3, Beetham House - Beetham







### Features

- A penthouse apartment set within the historic Beetham House
- Two double bedrooms
- A large four piece bathroom
- Recently modernised and refurbished
- Offered with no onward chain
- Beautiful communal gardens to enjoy
- Allocated parking for one vehicle and a separate visitor car park

Beetham House, a historic and distinguished property, offers a spacious penthouse apartment for sale that seamlessly blends period charm with modern comforts. Ideal as a primary residence or as a second home, it features two characterful double bedrooms. Accessed through a beautiful communal entrance via the original feature staircase, complete with a luxurious seating area, leads up to the apartment. Upon entry, a generous hallway with floor-to-ceiling mirrored storage provides ample space for shoes, coats, bags and more. A contemporary staircase ascends to the main living areas, which include the two double bedrooms, a

bright kitchen/diner, a spacious living/dining room, and a large shower room with a four-piece suite. Every room offers unique views across the gardens, the River Bela, and the picturesque countryside, and the property is bathed in an abundance of natural light, creating an inviting and serene living environment. The picturesque village of Beetham is located within the Silverdale and Arnside designated Area of Outstanding Natural Beauty and located only fifteen minutes from the Lake District with excellent transport links close by. Beetham itself boasts the fantastic Beetham Nurseries offering a range of gifts, plants

and a popular café, the Wheatsheaf pub, the Heron Theatre, Heron Corn Mill that hosts a range of different craft activities, the Tea Rooms and village shop and lots more. There are relaxing and exhilarating walks on the doorstep to enjoy 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 offered for all ages including sports clubs, choirs and yoga classes. There is 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.





#### Entrance hallway

A grand entrance welcomes you into the property offering a full wall of floor to ceiling storage concealed behind mirrored doors, ideal for keeping all your coats, shoes, bags and more. The modern staircase leads invitingly up to the main accommodation.

#### Living room

A versatile and characterful room bathed in natural light from dual-aspect windows. At its heart is the cosy electric fireplace with a marble hearth and mantle to create a focal point for the living area. The layout offers ample space for a dining table conveniently positioned near the kitchen. Additionally, two separate eaves storage areas provide space to keep belongings neatly tucked away.

#### Kitchen/ diner

The bright kitchen features white shaker style base and wall units paired with matching white work surfaces. Integrated appliances include a combination microwave, a waist-height oven and grill, a four-ring halogen hob with a cooker hood extractor, as well as a fridge and freezer. The breakfast bar is located to the other end of the space and comfortably seats four while being bathed in an abundance of natural light. There are elevated and open views across the beautiful gardens toward Beetham. For added convenience, there is plumbing for a washing machine discreetly positioned in the corner.





#### Bedroom 1

A spacious double bedroom featuring dual-aspect views through charming original leaded windows with secondary glazing in place, complete with a window seat to enjoy the views.

#### Bedroom 2

A charming double bedroom with side facing views through the feature arched window with deep sill. There is access to an attic space here.

#### Shower room

The generously sized shower room features a four-piece suite, including a W.C., bidet, pedestal hand basin, and a quadrant shower cubicle with an electric shower. The walls and floor are fully tiled, with aqua boarding within the shower cubicle for a sleek, low-maintenance finish. A Velux window bathes the space in natural light, and a heated towel rail adds a touch of comfort. An eaves storage cupboard provides ample space for toiletries and other essentials. There is plumbing in place to install a bath if required.



#### Landing

The landing provides access to all the first floor rooms and offers space for a display unit. It also features an access hatch to the attic and includes a fantastic, walk-in storage room that houses the boiler and benefits from a hanging rail for clothes.

#### Externally

At the front of the property is a private gravelled parking area providing residents with designated spaces, including one allocated for this apartment. Additional visitor parking is available nearby in a separate car park. To the rear is a spacious and beautifully maintained private garden, primarily laid to lawn and adorned with mature trees, shrubs, and vibrant plants, and is exclusively reserved for the enjoyment of apartment owners.

#### Useful Information

Property built - approx. 1762.

Heating - Gas central heating.

Water - Mains.

Sewage - Communal septic tank.

Council Tax - Band C (Westmorland and Furness Council).

Double glazed windows throughout with the exception of the main bedroom to preserve the original leaded windows but secondary glazing is in place.

Tenure - Leasehold.

- 999 year lease from the 1st December 1981.

- Ground rent - £25 per annum.

- Service charge: £128.00 per month plus £35.75 per month for sinking fund (car park, visitors car park, driveway and verges, grounds maintenance, communal electricity of outside lights, joint stairway, all fire alarms and maintenance, buildings maintenance, outside painting, guttering and outside drain pipes, upkeep of the septic tank and pipes).

- £614 buildings insurance for the year.



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# Apartment 3, Beetham House - Beetham



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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