



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

Infield - Heversham





Features

- Three bedrooms
- Two shower rooms
- Versatile and spacious living accommodation
- Packed full of original features
- Generous surrounding gardens
- A large driveway and garage
- Located in a desirable location with elevated views of the estuary

Welcome to 'Infield' - an impressive and spacious three-bedroom arts and crafts style detached home, perfectly positioned in a quiet and highly desirable area of Heversham. Surrounded by generous gardens, this charming property boasts breath-taking, far-reaching views of the Estuary and the Lakeland Fells beyond. Full of character and warmth, it offers a truly inviting place to call home. The ground floor welcomes you with a bright and airy porch that leads into a practical hallway, providing access to the charming living room, which flows seamlessly into a bright sunroom. There is a spacious dining room and well-appointed kitchen connecting effortlessly to a

versatile utility room, both of which feature internal pantries. A convenient shower room is located at the foot of the staircase. Upstairs, the spacious landing, complete with an airing cupboard, grants access to all three bedrooms, including two well-proportioned doubles. A modern and light-filled shower room completes the first floor. The beautifully maintained wraparound gardens create a peaceful sanctuary, perfect for those who love nature and gardening. At the front of the property, a delightful patio offers an ideal spot to relax, entertain, and take in the magnificent views. A private driveway leads to ample parking for three or more vehicles, ensuring

both convenience and practicality. The quaint village of Heversham is situated 2 miles from Milnthorpe and offers good transport links. There is a frequent bus service running through the village and the M6 motorway, Oxenholme and Carnforth train stations can be reached within a 10 minute drive. The 8th century church of St Peter's stands centrally and there are a variety of recreational facilities including a fully functioning outdoor activities centre, tennis courts, bowling green and a playground. There are also rugby, football and hockey fields, as well as a cricket ground and pavilion. There are numerous walks on the doorstep to enjoy.



GROUND FLOOR

Entrance porch - A bright, sheltered, and secure front porch featuring stunning exposed stone walls, ample space for plants and shoes, which leads to the charming stained-glass adorned front door. The windows and full glazed door provide serene views of the garden, enhancing the welcoming atmosphere.

Inner porch - A dedicated space for removing and storing boots, shoes, and bags before entering the main living areas, ensuring a tidy and organised transition into the home.

Hallway - Natural light pours in from the porch, illuminating the characterful hallway, which seamlessly connects to the living room, dining room, kitchen, and shower room, while also leading to the first floor.

Living room - A spacious and elegant living room featuring a striking sandstone fireplace with a gas, coal-effect fire, complemented by traditional picture rails. At the far end, a charming bay window with a built-in seat beautifully frames the elevated views. The room also offers seamless access to the sun room, enhancing its bright and inviting ambiance.

Sun room - A wonderful extension of the home, the bright sun room boasts panoramic garden views and a striking feature exposed stone wall. Designed for year-round comfort with heating, it features elegant French doors that open up to seamlessly blend indoor and outdoor living.

Dining room - A spacious and versatile room, thoughtfully zoned to accommodate both an office space and a dining area. Two front-facing windows, each with a charming window seat, provide lovely views and an abundance of natural light. A convenient serving hatch connects the space to the kitchen, enhancing functionality.



Kitchen - A timeless shaker-style kitchen features ample storage units with elegant quartz work surfaces, and complementary wall tiling. Integrated appliances include a double oven, grill, extractor hood, fridge, and a dishwasher. A large picture window at one end frames delightful views of the rear garden, while a walk-in pantry provides additional storage space.

Versatile dining/ utility/ dining room - A versatile space located just off the kitchen, ideal for use as a garden room, utility room, boot room, or informal dining area. It features a continuation of the kitchen's storage units and work surfaces, with dedicated space for a washing machine, dryer, and freezer. An eye-catching apex window floods the room with natural light, while two separate doors provide easy outdoor access. A walk-in cupboard houses the boiler and includes shelving and a radiator for added practicality.

Shower room - Situated off the main hallway, this well-appointed ground floor shower room features a concealed cistern WC, a stylish vanity unit with an integrated hand basin, and a mains-fed shower cubicle. A heated towel rail and radiator provide warmth and comfort, while two windows allow natural light to flood the space.

FIRST FLOOR

Bedroom 1 - A bright and spacious double bedroom featuring a full wall of elegant oak-fitted wardrobes and additional storage. A large picture window offers elevated views of the estuary and fells beyond, while a separate built-in cupboard provides extra storage space.

Bedroom 2 - Centrally located, this bright double bedroom features a full wall of white fitted wardrobes with integrated drawers and mirrors, along with a separate cupboard for additional storage. A large window showcases beautiful elevated front-facing views, enhancing the room's sense of space and light.

Bedroom 3 - A third, bright bedroom benefitting from wonderful front facing views.

Shower room - A contemporary shower room featuring a walk-in shower cubicle with a mains-fed shower and integrated seat, a concealed cistern WC, and a hand basin set within a stylish vanity unit. The space is completed with a heated towel rail and fully tiled walls for a sleek, modern finish.

Landing - A natural light filled balcony landing featuring an airing cupboard that houses the hot water tank, adding both functionality and natural warmth to the space.

Externally

You enter the property via a driveway lined with lush, mature lawns on either side, bordered by well-established planting. At the end of the drive, there is ample parking for at least three vehicles. A charming front patio takes full advantage of the elevated position, offering stunning views of the distant estuary and surrounding fells—a perfect spot to relax and display potted plants. The lawn gently rises and wraps around the property, continuing the theme of mature borders. At the highest point behind the house, a secluded bench provides a peaceful retreat, surrounded by mature trees and offering breath-taking panoramic views. As you continue around the property, you'll find a dedicated space previously used for a greenhouse. Steps lead down between the side entrance of the house and the garage, providing convenient access to the front of the property.

Garage - door for easy access. Two windows bring in natural light, and the space is equipped with both power and lighting for added convenience.

Useful Information

Tenure - Freehold.

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

Heating - Gas central heating

Drainage - Mains

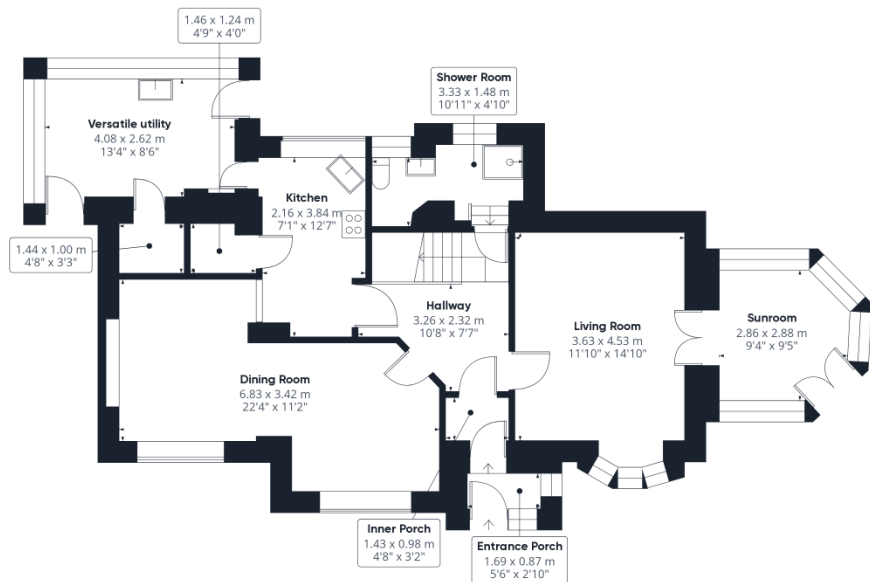
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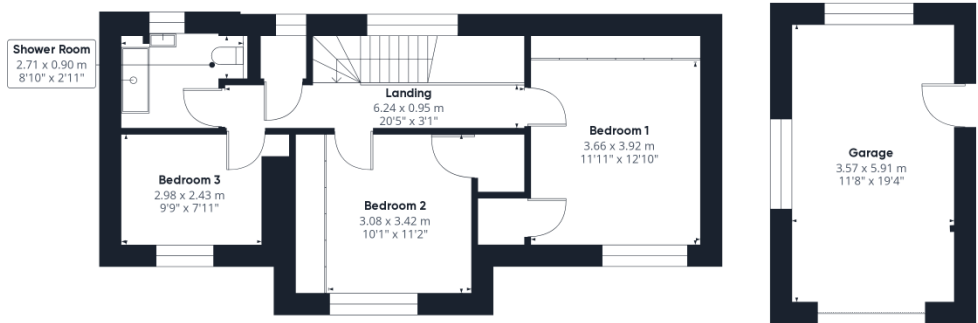
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Ground Floor Building 1



Floor 1 Building 1

Ground Floor Building 2



Approximate total area⁽¹⁾

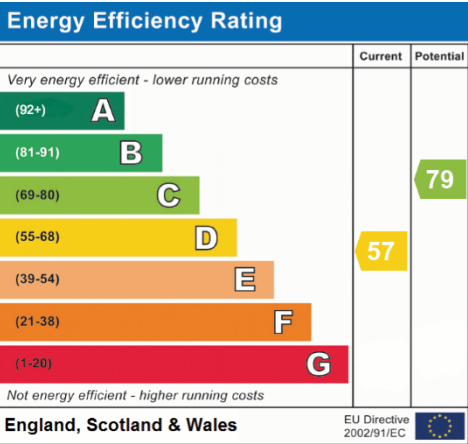
160.29 m²
1725.37 ft²

(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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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