



Faraway

Witherslack



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## Faraway Witherslack

Freehold £1,200,000

Cherished by the same family for over 40 years, this home is truly exceptional and offers endless potential for you to make it your own. The property features a versatile and spacious layout, with the majority of the accommodation arranged across a single floor. The main living areas are orientated to take in the stunning rural views, while the double bedroom accommodation is positioned towards the front. The heart of the home is the superb living room with a Morsø log-burning stove, underfloor heating and breath-taking panoramic views of the surrounding countryside. The kitchen and dining room offer a fantastic social area for cooking, entertaining and dining with effortless access outside to enjoy meals al fresco, complemented by a garden room and a spacious utility room nearby. There are five generous double bedrooms, one of which has previously been used as an office/studio with its own external access which would make an ideal home office. Additionally, there are two bathrooms and a separate WC. A standout feature is the separate, three-bedroom annex located on the first floor and with its own private access. This would be perfect for relatives, guests, older children, or as a source of additional income. The gardens offer incredible far reaching views and are a delightful space in which to relax and unwind as you watch the huge variety of birds and wildlife. There is a large, gravelled driveway and a garage with workshop.

The village of Witherslack is located to the north eastern side of Morecambe Bay and boasts a primary school, a church, a well loved local pub, a village hall and a community shop. The village itself is located just off the A590 with access to the M6 motorway 12 minutes away at J36, and the nearest train station on the west coast main railway line, with connections to London and Scotland, is Oxenholme, 8 miles away. The larger town of Grange over Sands is only 4 miles away offering a wide range of amenities and glorious walks along the promenade as well as benefitting from a train station with direct connections to Manchester Airport. Whitbarrow Scar borders the village and is a designated Site of Special Scientific Interest and National Nature Reserve (NNR). It offers an enjoyable walk of around 4.5 miles up to the summit at Lord's Seat, where you are able to take advantage of the extraordinary views. In the other direction, the Kent Estuary is a 2 mile stroll, whilst the South end of Windermere is 10 minutes away by car.









## MAIN PROPERTY

**Entrance hall** - A warm and inviting entrance welcomes you into the home, featuring a high ceiling with a Velux window that fills the space with natural light, complemented by a pitch pine floor. A built-in storage cupboard offers ample space for coats, shoes and more.

**WC** - Situated just off the entrance hallway and featuring a WC, a corner hand basin with tiled splashbacks and lots of natural light.

**Kitchen** - The kitchen features elegant blue farmhouse style base and wall units, complemented by sleek grey work surfaces that provide ample room for meal preparation. The warm pitch pine flooring extends seamlessly into the adjoining dining room, creating a harmonious flow between the two spaces and enhancing the open plan feel. The kitchen is equipped with a range of integrated appliances, including a modern double oven, an induction hob with an overhead extractor fan and a designated space for a tall fridge freezer. There is direct internal access to the superb garden room, which also leads on to the utility room.

**Dining room** - The charming and spacious dining room has been thoughtfully designed to comfortably accommodate a large dining table for up to ten guests, making it an ideal setting for family meals, dinner parties, and special gatherings. Large windows and French doors flood the space with natural light, while offering picturesque views over the beautifully landscaped garden and the fascinating nature reserve beyond, creating a tranquil and inviting atmosphere. Seamlessly connected to the kitchen, the open-plan layout enhances the sense of space and encourages easy interaction between the two areas, making it perfect for both casual dining and formal entertaining. A distinctive glass block panel wall serves as a striking architectural feature, allowing additional light to filter into the hallway. The French doors provide effortless access to an elegant, decked seating area, where guests can enjoy al fresco dining while taking in the peaceful surroundings. Whether hosting a summer barbecue or enjoying a quiet morning coffee, this outdoor space serves as an extension of the dining room, offering a functional blend of indoor and outdoor living.

**Garden room** - A bright and adaptable space with direct access to both the decked seating area outside the dining room and the front driveway. Internally connected to the kitchen and linking to the utility room, it serves as a perfect spot to unwind while enjoying the stunning open views. Flooded with natural light, it creates a warm and inviting atmosphere, making it an ideal retreat for relaxation. Its abundant light also makes it perfect for plant enthusiasts, offering a marvellous environment for growing.

**Utility room** - This spacious and highly functional utility room offers ample space for a washing machine and dryer with a built-in sink to add further convenience, making it easy to hand wash delicate items, clean up after gardening, or tackle other household tasks. A generous cupboard houses the boiler and additionally, an airing cupboard, with fitted shelving, offers further laundry space.

**Living room** - The heart of this exceptional home is the stunning living room! Combining warmth, character, and spaciousness to create a truly inviting retreat. Despite its generous proportions, the room maintains a cosy and intimate feel, enhanced by the luxurious comfort of underfloor heating. One of the room's most striking architectural features is its impressive high ceiling, accentuated by beautiful, exposed oak beams that add rustic charm and a sense of grandeur. A range of dual-aspect windows flood the space with natural light, offering breathtaking views of the surrounding gardens, the tranquil nature reserve, and the rolling landscape beyond. Two sets of doors provide easy access to the outdoor space and ensure this room is perfectly positioned to embrace indoor-outdoor living. At the heart of the room, a magnificent, Morsø log-burning stove serves as both a functional heating element and a captivating focal point. Nestled within a grand stone inglenook, this stunning feature adds a sense of tradition and warmth.

**Study** - A compact yet highly functional space, perfect for use as an office with room for a desk or for additional storage.

**Bedroom 1** - A good sized double bedroom benefitting from front facing views through the deep silled window. Two separate built-in wardrobes offer ample storage.



**En-suite** - A fantastic wet room featuring fully tiled walls and floor and boasting a rainfall shower. It also includes a WC and a wall-mounted hand basin.

**Bedroom 2/ studio** - A flexible and space, perfect as a generous double bedroom for guests or for a teenager and offering its own external access. Previously used successfully as an office/ studio, it also connects internally to bedroom 5. With triple-aspect views, an abundance of natural light, and a striking vaulted ceiling, this room is both functional and inviting.

**Bedroom 3** - A bright double bedroom featuring picturesque views out to the wildlife pond and a separate storage cupboard perfect as a wardrobe.

**Bedroom 4** - A double bedroom featuring built-in storage cupboards with an integrated, central dressing table area and drawers below ensuring clutter free living.

**Office/ bedroom 5** - A spacious bedroom, currently used as an office, and featuring front-facing views with a distinctive curved feature wall. An arched door provides internal access into bedroom 2/ studio.

**Bathroom** - A bright, fully tiled bathroom featuring a four-piece suite, including a bath, a quadrant shower with a mains-fed shower, a WC, a wall-mounted hand basin, and a wall-mounted towel rail for added comfort.

## 3 BEDROOM ANNEX

A well-presented three-bedroom annex offering a perfect blend of comfort, functionality, and scenic surroundings. Separated from the main house, the annex enjoys its own private entrance via a welcoming porch, ensuring both independence and privacy. Step inside to discover a spacious, open-plan living area thoughtfully laid out to maximise natural light and take full advantage of the sweeping countryside views. The living, kitchen, and dining areas blend seamlessly together, creating a bright and airy space ideal for both relaxing and entertaining. The annex features two double bedrooms and a single bedroom, a bright shower room, and the added benefit of a substantial eaves storage space—perfect for keeping everything tidy and organised. This annex would be ideal as a peaceful guest retreat, a separate home office setup, accommodation for extended family, or as an additional income stream.

## Externally

The impressive grounds surrounding the home offer a variety of adaptable settings. The well-maintained gravel driveway leads invitingly up to the property, providing ample space to comfortably park up to 8 vehicles. A garage and combined workshop offers storage space as well as an area for drying logs. The front-facing formal lawn provides the perfect spot for relaxing, with plenty of room for children and pets to run and let off steam and boasts far-reaching views over the nature reserve. Adjacent to the dining room is a raised decked area, ideal for outdoor dining and enjoying the open views. To the side of the property, a more natural, low-maintenance space features limestone outcrops, mature trees, and plants that blend seamlessly with the surrounding landscape.

**Garage and workshop** - A detached Lugarde garage and workshop situated in the corner of the driveway. The garage is accessed via a wooden up-and-over front door, with an additional side door leading to the workshop space. Equipped with light and power, it also features a side window that allows natural light to brighten the space.

## Useful information

The property has been converted from a former farm building.

Tenure - Freehold.

Council tax band - House is E. Annex is D (Westmorland and Furness Council).

Internet - BT currently but a B4RN gigabit installation is in place.

Located in the Lake District National Park.

Heating - Oil fired central heating.

Drainage - Septic tank for this property only. Last emptied 2023.

Specialist Scandinavian double glazing throughout by Ling Joinery.

There is a right of way over the driveway for the property next door.

Projected income for the annex at 37 weeks occupied - £24,656 - £30,135.

What3Words location - ///toads.hoot.unfocused.













Ground Floor Building 1



Approximate total area<sup>(1)</sup>  
221.11 m<sup>2</sup>  
2380.02 ft<sup>2</sup>

(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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Approximate total area<sup>(1)</sup>  
100.88 m<sup>2</sup>  
1085.65 ft<sup>2</sup>

Balconies and terraces  
5.4 m<sup>2</sup>  
58.13 ft<sup>2</sup>

Reduced headroom  
19.37 m<sup>2</sup>  
208.46 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 1.5 m/5 ft

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