



## Slack Head

£650,000

Robins Ghyll, 56 Leighton Beck Road, Slack Head, Milnthorpe, LA7 7AZ

Nestled in the charming village of Slackhead, Robins Ghyll is an exceptional detached true bungalow set within a tranquil landscape.

Occupying a generous plot, the property is beautifully secluded, with wrap-around gardens bordered by mature trees that offer a wonderful sense of privacy. Now ready for modern updates, this home presents an ideal opportunity for families or anyone seeking single-level living

### Quick Overview

Situated in the Popular Rural Location of Slack Head

Occupying a Generous Plot

Wrap Around Garden

Elevated, Private Position

Array of Walks on your Doorstep

Ready For Modern Upgrades

Perfect Family Home

Single Level Living

No Chain Delay

Superfast Broadband Available\*



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Superfast  
Broadband



Driveway &  
Garage

Property Reference: AR2630

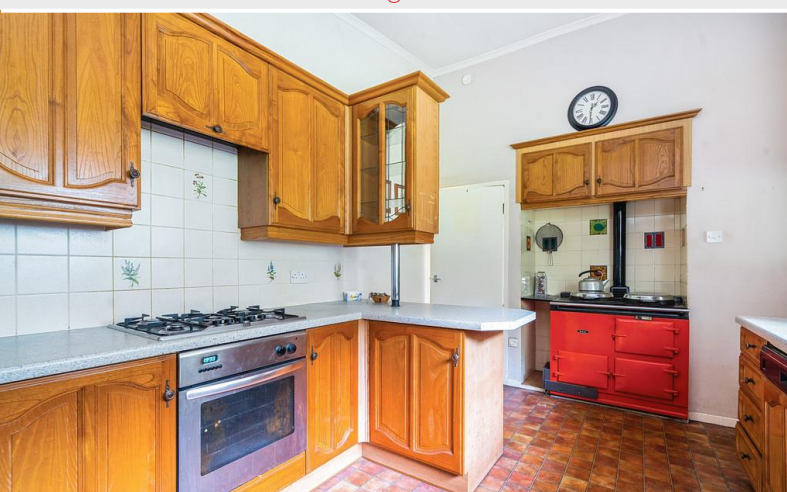




Living Room



Dining Area



Kitchen



Kitchen

The picturesque Cumbrian village of Slack Head is located within the Silverdale and Arnsdale designated Area of Outstanding Natural Beauty situated just outside the historic village of Beetham with an array of fantastic walks on your doorstep, including The Fairy Steps and Dallam Park. Slack Head has thriving community to include The Wheatsheaf public house, primary school (rated GOOD by Ofsted), community church and the well respected Beetham garden centre with superb café.

Slack Head is just over one mile away from Milnthorpe which benefits from Booths supermarket, two pubs, Spar and several independent shops and eateries to choose from. There is also Dallam High school a primary school and a range of clubs and activities to choose from.

Step inside the property and you're immediately welcomed by a spacious and well-proportioned hallway, setting the tone for the generous layout throughout. To the right, you'll find the bright and airy L-shaped living room, an inviting space that could also accommodate a dining area. Floor-to-ceiling windows flood the room with natural light, while a striking stone fireplace with a log-burning stove adds a warm and cosy focal point.

This space flows effortlessly into the kitchen, which is fitted with a range of base and wall units, tiled splashbacks, an integrated hob, extractor fan, dishwasher, and the standout feature – a traditional Aga oven that adds charm and character.

Just off the kitchen is a flexible additional reception room, ideal for adapting to your lifestyle – whether as a utility, home office, or practical boot room. It includes patio doors that open out to the garden, a cupboard with plumbing for a washing machine, and an extra storage cupboard housing the boiler.

The property offers four generously sized bedrooms, each providing ample room for furnishings and ready for your personal touch. Bedroom one is particularly impressive, featuring a dedicated dressing area and a private en-suite bathroom.

Completing the interior is the main shower room, which includes a walk-in shower, pedestal sink, and the added convenience of a separate W.C.

Externally, the property is set within a superb and wonderfully private plot, framed by mature trees and established shrubs that create a peaceful and secluded atmosphere. A lawned area surrounds the property and a long driveway leads up to the garage, offering ample off-street parking with steps up to the main entrance.





Breakfast/ Diner



Bedroom One





Bedroom One - En-Suite



Bedroom Two



Bedroom Three



Bedroom Four

A raised terrace provides an ideal space for outdoor seating, relaxation, or entertaining guests, while a paved pathway winds around the home, connecting each section of the beautifully maintained garden - a true haven for gardening enthusiasts.

The garage benefits from power and lighting, and there's the added advantage of an undercroft, offering excellent additional storage options.

#### Accommodation with approximate dimensions

**Living Room/Dining Room** 24' 6 Max" x 23' 9 Max"  
(7.47m x 7.24m)

**Kitchen** 15' 3" x 9' 10" (4.65m x 3m)

**Utility/Boot Room** 12' 10" x 8' 11" (3.91m x 2.72m)

**Bedroom One** 14' 3" x 10' 11" (4.34m x 3.33m)

**Bedroom Two** 14' 10" x 10' 0" (4.52m x 3.05m)

**Bedroom Three** 10' 11" x 8' 7" (3.33m x 2.62m)

**Bedroom Four** 10' 11" x 6' 8" (3.33m x 2.03m)

**Garage** 22' 7" x 10' 4" (6.88m x 3.15m)

**Shed** 28' 5" x 11' 0" (8.66m x 3.35m)

#### Property Information

**Tenure** Freehold

**Council Tax** Band G - Westmorland and Furness

**Services** Mains gas, water and electricity, septic tank drainage. Please note that due to updated regulations for septic tanks and private drainage facilities, interested parties may wish to seek independent advice on the installation. We can recommend several local firms who may be able to assist.

**Energy Performance Certificate** Energy Rating D - The full Energy Performance Certificate is available on our website and also at any of our offices.





Driveway & Garden



Driveway & Garden





Patio



Garden



Garden

**Directions** From the Hackney & Leigh Arnside office, head in the direction of the Arnside train station, passing it and heading along Black Dyke Road. Carry on, along Black Dyke Road, heading over the railway crossing and along the road, bearing right at the crossroads signposted to Storth. Proceed along Cold Wi Lane for 1km to the crossroads and turn Left, signposted to Carnforth and Yealand Redmayne. You should now be on Brackenthwaite Rd - Proceed for just over 500m and turn sharp left across a narrow bridge, onto Leighton Beck road. Stay on this road for just over a kilometre and the property will be on your left.

**What3Words** ///informer.unfit.informer

**Viewings** Strictly by appointment with Hackney & Leigh Arnside office.

**Anti-Money Laundering Regulations** Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



## Meet the Team

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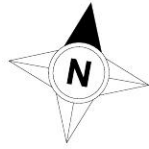
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# Leighton Beck Road, Slack Head, Milnthorpe, LA7



Approximate Area = 1680 sq ft / 156 sq m

Garage = 233 sq ft / 21.6 sq m

Outbuilding = 312 sq ft / 28.9 sq m

Total = 2225 sq ft / 206.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1272841

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