



 White Cottage



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Back Lane, Hale, LA7 7BL

White Cottage seamlessly combines Lakeland character with the comfort and style of modern living, presented to an exceptional standard throughout. Thoughtfully extended and renovated, it honours its historic charm while offering spacious, efficient, and elegant open-plan spaces tailored for contemporary lifestyles.

Quick Overview

- Immaculately presented family home
- Elevated position in Hale Village
- Transformed and extended by the current vendors
- Panoramic countryside views
- Five double bedrooms; three with en-suites
- Private drive and two outbuildings
- Underfloor heating with individual thermostats
- Large private garden with woodland and orchard
- Characterful features dating back to the 1690s
- Ultrafast broadband available





Location

Located in an Area of Outstanding Natural Beauty, the property enjoys panoramic views from both the lounge and the principal suite, with peaceful woodland views to the rear. The garden provides direct access into open-access woodland, perfect for dog walking, exploring, or simply enjoying time in nature.

Nestled on the edge of the Lake District National Park, Hale is a picturesque village in Cumbria, offering a true sense of rural tranquillity. Surrounded by stunning countryside and open woodlands, Hale is ideal for those seeking a peaceful lifestyle while remaining within easy reach of nearby market towns and excellent transport links.

Welcome

With original parts dating back to the 1690s, White Cottage boasts a wealth of original period details that infuse the property with timeless character. From the stone fire lintel and spice cupboard to the wooden doors and oak beams, which have been lovingly salvaged from ships at Arnside, every corner of this home speaks to its rich history.





The Heart of the Home

Specifications

Open Plan Kitchen, Living,
Dining Room
37' 9" x 30' 10"
(11.51m x 9.4m)

Having been meticulously extended to the highest standards, the property seamlessly blends historical charm with modern luxury. Enter through the boot room, complete with built-in storage, before stepping into the expansive open-plan living, kitchen, and dining area - an entertainer's dream. This generous space is defined by a characterful stone wall and underfloor heated stone flooring, which stretches throughout the ground floor, creating a warm and welcoming atmosphere.

The bespoke kitchen is a standout feature, offering a stunning array of shaker-style cabinetry and a striking 3m central island that serves as the perfect focal point. It's fully equipped with a selection of high-end integrated appliances, including a Bosch double oven, extraction hob, fridge, and freezer. Additional touches include a wine fridge and a Grohe boiling water tap. The kitchen is complete with Quartz worktops, and a separate air-cooled walk-in pantry which provides ample storage, ensuring the space is as practical as it is beautiful.

The living room offers a seamless connection to the wraparound garden, with twin sets of patio doors that flood the space with natural light and create an effortless indoor-outdoor flow. At its heart is a biomass wood burner, electronically controlled at the touch of a button - the perfect centrepiece for cosy evenings.



Beautiful & Practical

Flowing effortlessly from this space is the inner hallway, also accessible from a private side entrance. Here, an extra-large Morso wood burner serves as the focal point. Step down into a versatile additional reception room, ideal for adapting to your lifestyle - whether as a snug, office or playroom with its open Rayburn fire and rustic beams.

The large downstairs shower room exudes both style and practicality, featuring vaulted ceilings and underfloor heating. A sleek walk-in shower adds to its appeal, making it an ideal additional shower room - and a particularly convenient space for washing four-legged family members after countryside walks.

Completing the ground floor is a beautifully renovated utility room, thoughtfully designed with bespoke cabinetry, including a dedicated coat and shoe store, plumbing for laundry appliances, an additional sink, and Quartz worktops.

Specifications

Snug/Play Room

15' 5" x 11' 8" (4.7m x 3.56m)

Inner Hallway

15' 3" x 14' 6" (4.65m x 4.42m)

Utility

13' 2" x 8' 4" (4.01m x 2.54m)





Elegant Bedrooms

Specifications

Bedroom One

18' 8" x 17' 3" (5.69m x 5.26m)

Bedroom Two

17' 4" x 11' 2" (5.28m x 3.4m)

Bedroom Three

15' 6" x 9' 8" (4.72m x 2.95m)

Bedroom Four

13' 10" x 11' 0" (4.22m x 3.35m)

Bedroom Five

13' 1" x 9' 2" (3.99m x 2.79m)

Ascending to the first floor, you're welcomed by a generously proportioned landing, perfectly suited for a home office or reading nook. This floor hosts five beautifully appointed double bedrooms, each thoughtfully designed with soft neutral tones, and enhanced by characterful wooden doors and exposed beams, blending contemporary elegance with timeless charm.

The principal suite is a true retreat, offering picturesque green views that create a peaceful, natural backdrop. Its ensuite walk-in wet room features a sleek design, complete with a rainfall shower, separate handheld fitting, WC, and a vanity sink with chrome fittings, all finished to an exceptional standard.

Two additional bedrooms enjoy private ensembles - one with a sophisticated wet room, the other featuring a freestanding roll-top bath. The remaining bedrooms are equally well-proportioned, offering comfort and flexibility for family living, guests, or bespoke use with an accompanying family bathroom.





Thoughtful Outdoor Space

Externally, the property offers a wealth of beautifully designed outdoor space, beginning with ample off-street parking on the gravelled driveway. Gated access leads to the front of the property. The wraparound garden unfolds in thoughtfully landscaped sections, framed by mature shrubs and hedging. The property's elevated position ensures a high degree of privacy while offering breath taking panoramic views.

Specifications

Workshop

12' 6" x 10' 0" (3.81m x 3.05m)

Boiler Room

13' 1" x 7' 5" (3.99m x 2.26m)

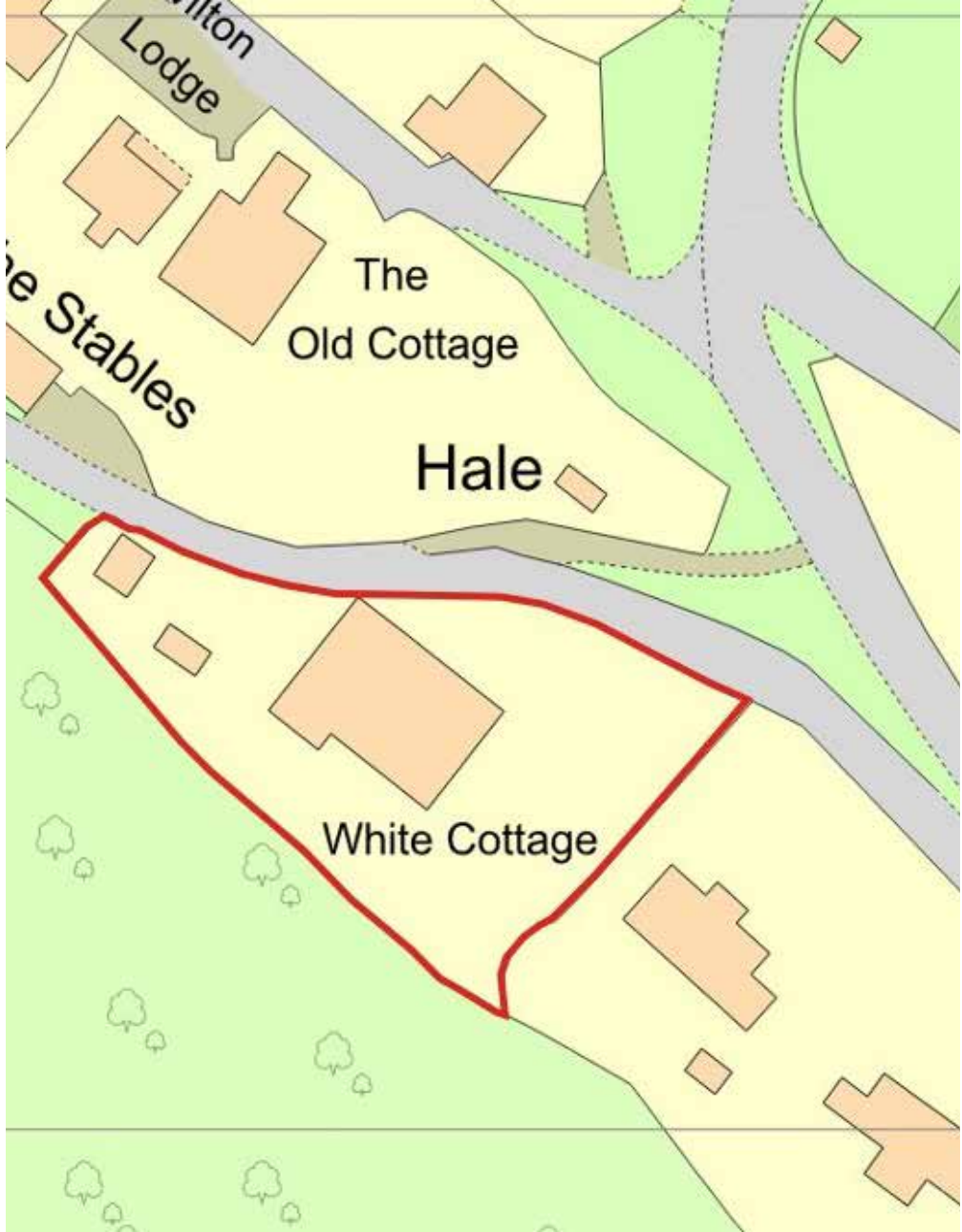
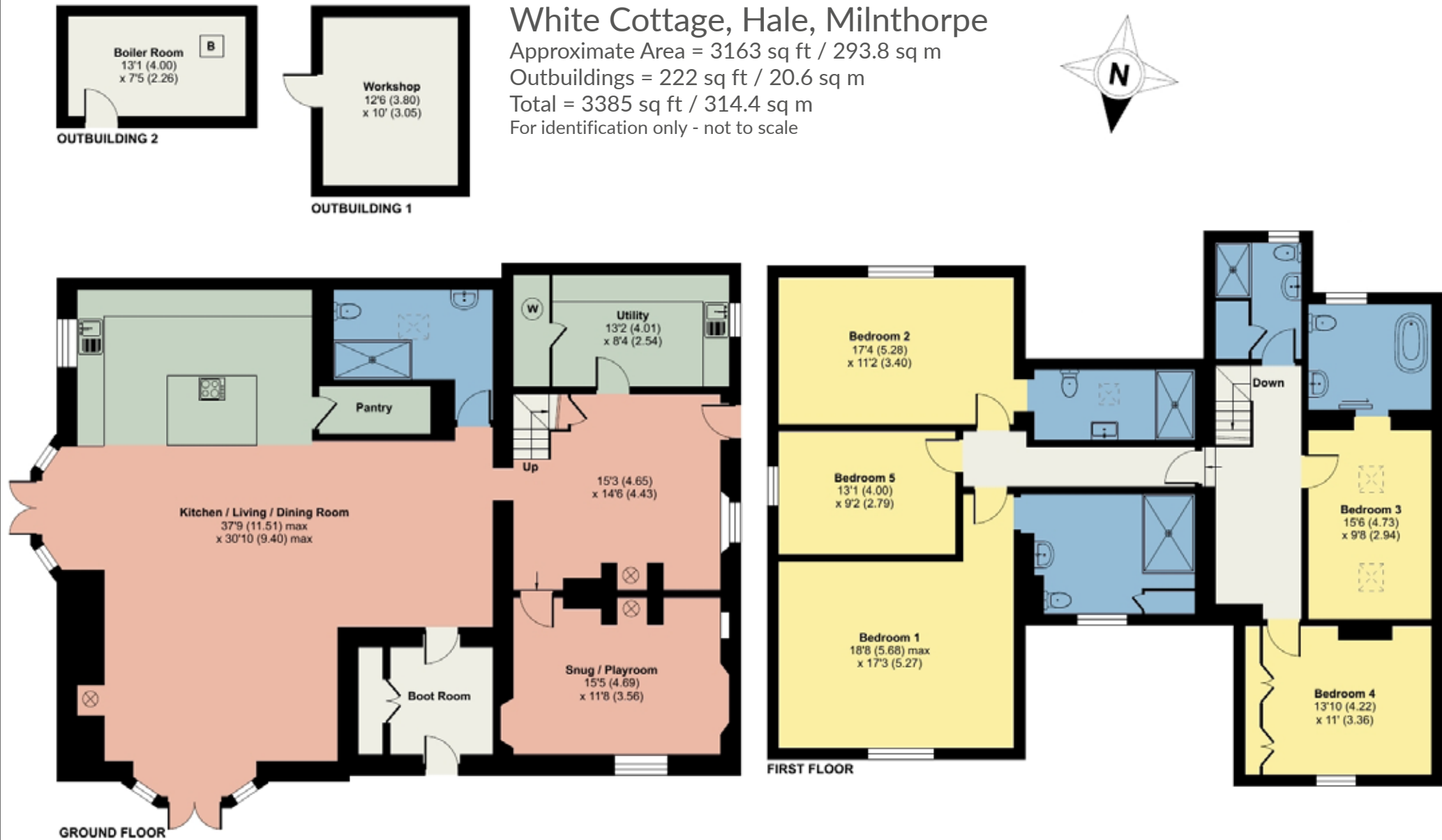
To the right, a neat lawn and the main patio area enjoy seamless access from the living room, creating a natural extension of the interior, complete with an outdoor kitchen, vegetable plots, and multiple seating areas.

To the front, a sun-drenched paved terrace with fire pit and herb garden provides an ideal spot for relaxing or entertaining, with outdoor power points and additional space for planting. At the rear, a tiered woodland garden and fruit orchard offers direct access to open woodland trails - perfect for peaceful walks right from your doorstep.

Completing the outdoor space are two well-appointed outbuildings - one housing the biomass boiler, and the other currently used as a workshop, fully equipped with power, water and lighting, offering excellent potential for hobbies, storage, or creative use.



Floorplan & Boundary



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Important Information

Tenure
Freehold.

Council Tax
Band E - Westmorland & Furness Council.

Services
Mains water, electric and septic tank drainage. Underfloor heating across the majority of house controlled by individual location thermostats. Environmentally friendly biomass, wood pellet boiler.

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. Ultrafast broadband available.

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

Directions
From the centre of Milnthorpe, head south on the A6 towards Carnforth. After approximately 1.5 miles, turn left onto Beetham Road, signposted for Beetham and Hale. Continue on this road for about 1 mile, passing through Beetham village. As you exit Beetham, take the next left onto Back Lane. Follow Back Lane for approximately 0.5 miles where White Cottage is located on your right hand side.

What3Words
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Viewings
Strictly by appointment with Hackney & Leigh Arnside Office.



Viewings

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Arnside Office.

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