

Milnthorpe

£225,000

Corner House, Beetham, Milnthorpe, Cumbria, LA7 7AL

Discover the untapped potential of this character cottage, nestled in the coveted village of Beetham. While the property awaits a full renovation, its inherent charm and character offer a unique canvas for you to craft your own bespoke space. Embrace the opportunity to transform this cottage into a dream home.

Quick Overview

Character Cottage
In Need of Updating and Upgrading
Three Bedrooms
Two Reception Rooms
Rear Garden
No Onward Chain
Sought After Location
Close to Transport Links
Array of Walks Accessible from the Doorstep
Superfast 20 Mbps Broadband Available*



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Superfast
Broadband*

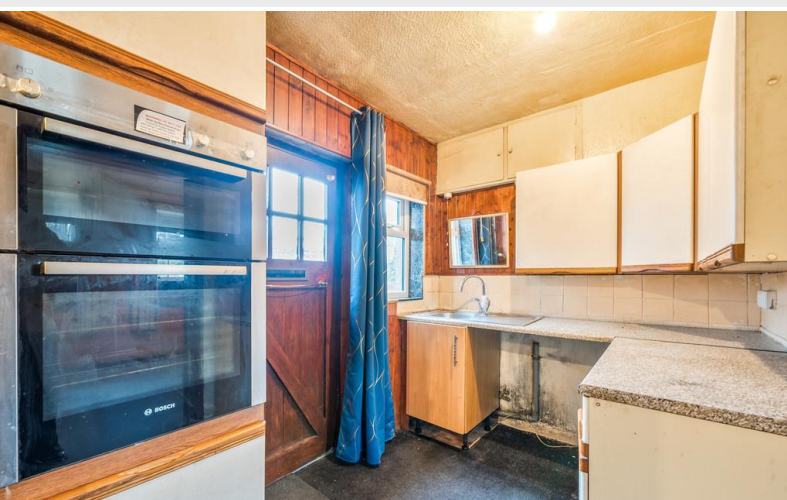


On Street Parking

Property Reference: AR2614



Entrance Hall



Kitchen



Living Dining Room



Sitting Room

Corner House is a delightful cottage, while in need of a full renovation, offers well-proportioned accommodation across two floors, promising a rewarding project for those with a vision. The ground floor welcomes you with two reception rooms, each featuring fireplaces that add warmth and character to the space. Sash windows allow natural light to flood in, enhancing the cosy atmosphere. The kitchen, situated at the rear, is equipped with wall and base units and provides convenient access to the garden.

Ascending to the first floor, you will discover three generously sized double bedrooms, each offering a blank canvas to create personalised sanctuaries. Completing the first floor is a three-piece bathroom, equipped with a bath and shower over, a low flush WC, and a wash hand basin.

Externally, the property boasts a charming cottage garden, perfect for those who enjoy gardening or simply relaxing outdoors. The garden overlooks the playing field, providing a pleasant outlook and a sense of openness.

This cottage presents a unique opportunity to craft a bespoke home in the desirable village of Beetham, where you can enjoy the tranquillity of village life while being close to local amenities. Embrace the chance to transform this character-filled property into a stunning residence tailored to your tastes and lifestyle.

Accommodation with approximate dimensions

Living Dining Room 19' 8" x 11' 5" (5.99m x 3.48m)

Sitting Room 11' 7" x 9' 6" (3.53m x 2.9m)

Kitchen 16' 0" x 6' 4" (4.88m x 1.93m)

Bedroom One 17' 7" x 9' 6" (5.36m x 2.9m)

Bedroom Two 11' 9" x 8' 4" (3.58m x 2.54m)

Bedroom Three 10' 2" x 9' 10" (3.1m x 3m)

Bathroom

Property Information

Tenure Freehold.

We understand the property has a flying freehold with the adjoining neighbouring property, please contact the sales team for further information.

Council Tax Band D

Services Mains gas, electricity, water and drainage. Superfast broadband available.

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

Directions From Milnthorpe, follow the A6 towards Carnforth. Turn right after the Paper Mill into Beetham onto Leighton Beck Road and follow the road just past The Wheatsheaf pub where you will find Corner House located on your left hand side, before the turning to Stanley Street.

What3Words ///shipyards.could.distanced

Viewings Strictly by appointment with Hackney & Leigh Arnside Office.

N.B. Please note, the property is being sold by a Limited Company, and limited information is available. We recommend that interested parties obtain their own independent advice.

Disclaimer All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 19/12/24

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).



Bedroom One



Bedroom Two



Bedroom Three

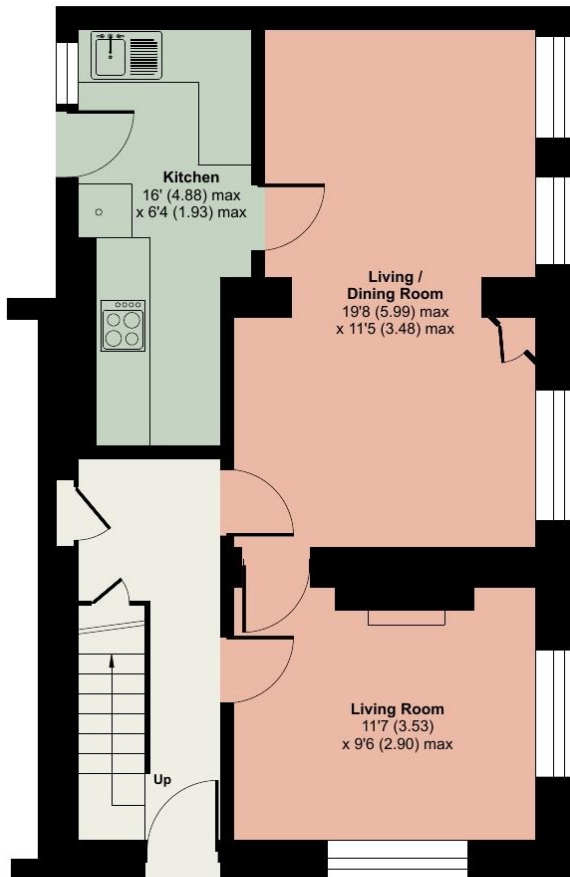


Garden

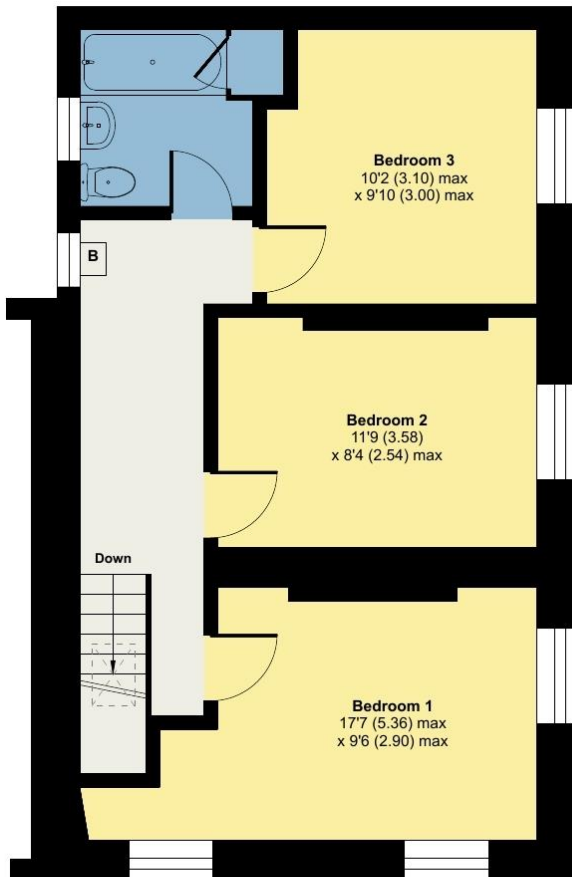
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Approximate Area = 1044 sq ft / 96.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hackney & Leigh. REF: 1227419

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Request a Viewing Online or Call 01524 761806