



Barcaldine
Leighton Drive | Slack Head | Milnthorpe | Cumbria | LA7 7BE

FINE & COUNTRY

BARCOLDINE



Welcome to Barcaldine, Leighton Drive, Slack Head, Milnthorpe, LA7 7BE

In an advantageous south east facing position, this light and spacious 1960s detached house has been updated over the years to now present as a well-proportioned and attractively appointed modern property – a lovely place to raise a family or simply enjoy the extra space for a couple. Named after a castle in Scotland, Barcaldine is set in generously sized, well planted, established and carefully maintained gardens and an essential these days, there is plenty of parking space as well as a garage. The gardens create lovely outlooks from the house and in some rooms, extend to far reaching and panoramic views.

The sunny accommodation offers an entrance hall, study and a central dining room off which the sitting room and breakfast kitchen both lead for a convivial flow. A utility room connects to the kitchen and links to the integral garage. Also on the ground floor is a bedroom suite comprising a double bedroom and shower room – the ideal arrangement to either enable single level living now or as a future-proofing option or alternatively as a guest room for visitors with less mobility or preferring a quieter room away from the main bedroom accommodation. On the first floor there is an unusual T shaped landing providing space to create a dressing room, reading area or study, along with four double bedrooms and a house bathroom.

Leighton Drive is a prestigious and popular residential address, quietly and privately tucked away from passing traffic whilst remaining great for access onto the A6 and M6. There are local shops and facilities within convenient reach for day to day living.

In all, not only a super family house, but also ideal for a couple looking to spread out and embrace the space, possibly work from home or enjoy the extra room for welcoming friends and family over – there is much on offer and a great deal to recommend Barcaldine for to your shortlist for viewing.





Location

Not being on a main thoroughfare Slack Head might not be on your radar and to be honest, this is the charm – it's a hidden gem. The hamlet has a quiet and peaceful setting which Wikipedia proudly proclaims a postbox to be its only official facility. What Wikipedia fails to mention is that Slack Head is extremely accessible and great for those who commute. You are soon onto the A6 and from there there's convenient access to the M6 motorway (at either junction 35 or 36) and also a choice of railway stations on the main West Coast line within easy reach. For shops and local services, look no further than Milnthorpe (including a Booths supermarket), Carnforth (another branch of Booths as well as a Tesco, Aldi and Co-op), Kendal (including M&S and Sainsbury's), Arnside and Silverdale.

Surrounded by fabulous countryside, this is the ideal location for anyone that loves getting out and about in the great outdoors, not only is it within the Silverdale and Arnside AONB but the National Parks of the Lake District and Yorkshire Dales, the Forest of Bowland AONB and the Lune Valley are all perfect for day trips.

The nearest city is Lancaster which has much to offer all generations with an established cultural and music scene, bars and restaurants offering cuisines from around the world, an excellent range of high street and independent shops, a comprehensive provision of professional services, two universities (Lancaster and Cumbria) and both private and NHS hospitals.

It's a prime setting, quiet, leafy and green, eminently well connected and convenient for transport links and local services.





Step inside

Built in 1966 the present vendors are only the third set of owners to live in and enjoy this appealing modern detached property. Plentiful large windows ensure the generously proportioned accommodation is bright, views from the ground floor are predominately over the landscaped gardens and rise above neighbouring trees and roofs on the first floor to take in the wider vista. Attractively presented, Barcaldine has been substantially upgraded over recent years and the ground floor layout altered in 2013/14 to create a practical utility room between the kitchen and garage. There has been planning permission to extend out over the flat roof of the garage to create an additional bedroom, bathroom, summer room and outdoor terrace, although this has now lapsed, but the option remains to submit your own plans if more accommodation was desired.

Approached off the entrance hall is a study or hobbies room, it would also make a lovely playroom for youngsters or a den or media room for teenagers. Central to the layout is the dining room with double doors to both the kitchen and the sitting room. This creates great flexibility as the space can be enjoyed as one open area or separated when independent use is required.

The triple aspect sitting room is a great size, cosy in colder months with the wood burner alight and when the weather permits, there's a good flow out to the garden through French doors. Creating the right atmosphere is at your fingertips with a Rako smart lighting system which is installed in the sitting and dining rooms.

The breakfast kitchen is fitted in a contemporary style with elegant cashmere coloured high gloss fronted cabinets. The worktops extend round into a breakfast bar for informal dining or taking a perch and chatting to the chef as supper is being cooked. The utility room has matching cabinets for a continuous aesthetic. Both look out onto the lovely back garden. Accessed from the utility room, the integral single garage has an electric door, power and light.

Completing the layout on the ground floor is a fifth double bedroom which has a lovely view of the main garden. Fitted wardrobes provide storage and French doors open to the side terrace. Serving this bedroom, and the ground floor in general, is a shower room with a shower cubicle, vanity unit and loo. The availability of a ground floor bedroom is popular from those seeking an accessible guest room or a personal future option. It's flexible and alternatively, it would happily make another light living room.

Stairs rise to the first floor where the generous landing has a far-reaching view and space for a desk, comfy reading chair or sewing table. There are four double bedrooms, the outlook from the two on the south facing elevation are fabulous, both have fitted wardrobes as well. From the fourth room there is a door out to the flat roof above the garage. The house bathroom has been refitted in a contemporary style and has a double ended bath for a leisurely soak, a separate shower for when time doesn't permit such luxury, a floating vanity unit and loo.

All in all, spacious, light and attractively presented. A great family house but also ideal for those who like to welcome family and friends with a ground floor configuration that lends itself to entertaining.





















Step outside

Arriving from Leighton Drive there is a wide drive, laid with tarmac and providing parking for several cars. There is a second lower parking area with space for four more cars if double parked.

The gardens are a major feature of life at Barcaldine as the house is surrounded by grounds that have been thoughtfully stocked and are now nicely matured. From the drive, limestone steps lead to a path through the shrubbery, all neatly trimmed and well established providing seasonal interest and colour.

On offer is a choice of seating areas to suit the time of day and occasion; taking prime position is a paved seating area with pergola and wood fired pizza oven. The views from this particular sun trap are excellent, across the garden and away to the distant countryside. There's also a summer house for when you'd still like to be in the garden but there's a slight breeze.

The garden includes lawns, the top section being walled and gated to ensure it's safe for small children and dogs. There is a rockery planted with alpines and, conveniently placed close to the back door a number of raised beds for vegetables and herbs.

Under the front terrace is an undercroft providing great storage and having power and light. Useful for garden tools and equipment, wintering garden furniture, logs, bikes and outdoor kit.

There is outside lighting, power and water.





Approximate Gross Internal Area : 293.02 sq m / 3154.04 sq ft
 Attic : 91.01 sq m / 979.62 sq ft
 Garage : 19.33 sq m / 208.06 sq ft
 Total : 403.36 sq m / 4341.73 sq ft



----- Restricted Head Height



Basement



Second Floor



Ground Floor



First Floor

For illustrative purposes only. Not to scale.
 Whilst every attempt was made to ensure the accuracy of the floor plan,
 all measurements are approximate and no
 responsibility is taken for any error.



FURTHER INFORMATION

On the road

Beetham	1.1 mile
Milnthorpe	2.1 miles
Arnside	3 miles
Silverdale	3.5 miles
Kendal	10.1 miles
Lancaster	14.2 miles
Cartmel	14.4 miles
Bowness on Windermere	15.9 miles

Transport links

M6 J36	4.7 miles
M6 J35	7.1 miles
Manchester airport	74.1 miles

The above journey distances are for approximate guidance only and have been sourced from the fastest route on the AA website from the property postcode.

Internet Speed

Broadband

Superfast speeds potentially available from Openreach of 56 Mbps download and for uploading 12 Mbps.

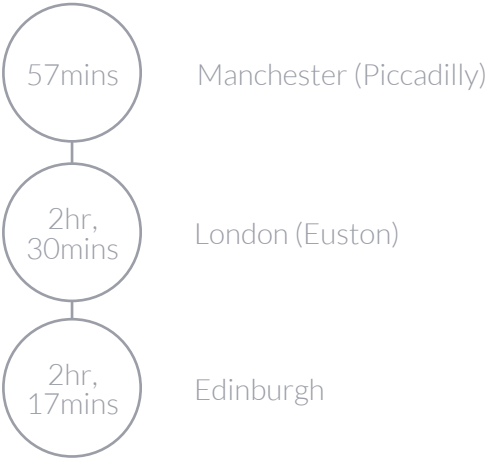
Mobile

Indoor: O2 is reported as providing 'limited' services for both Voice and Data. Vodafone is reported as providing 'limited' Voice services but no Data services. There are no reported services for EE or Three.

Outdoor: EE, Three, O2 and Vodafone are all reported as providing 'likely' services for both Voice and Data.

Broadband and mobile information provided by Ofcom.

Rail Journeys



There are stations on the main West Coast line at both Lancaster and Oxenholme (14.6 and 9.6 miles distant respectively) depending on the direction of your travel. There is also a branch line connection at Carnforth (7.6 miles away) and Arnside (2.9 miles).

Based on approximate direct train journey times from Lancaster station. Train service durations vary, please check nationalrail.co.uk for further details.

Included in the sale

Fitted carpets, curtains, curtain poles, blinds, light fittings and integral kitchen appliances as follows: Bosch double oven with grill, four plate gas hob, extractor fan, Smeg dishwasher and the free standing Hisense fridge freezer in the kitchen. Available by way of further negotiation is the second Hisense fridge freezer in the utility room. Please note the washing machine and tumble dryer are both excluded.

Directions

[what3words outgoing.swimsuits.stole](#)

Use Sat Nav **LA7 7BE** with reference to the directions below:

Easy to find, from the A6 at Beetham turn onto Leighton Beck Lane (towards the church and The Wheatsheaf pub), follow the road up into the heart of the village and into Slack Head. The turning for Leighton Drive is on the right. Barcaldine is on the right, the fifth driveway along.

Services

Mains electricity, gas and water. Gas fired heating and hot water from a boiler and hot water store in the utility room. Chrome heated towel rails in the bath and shower rooms.

Drainage to a septic tank shared with one other property and located within the neighbouring grounds of Orchard Dene.

EV charging point.

Please note

There is a shared obligation (50%) to maintain the entrance section of the lower drive to the additional parking spaces (only extending as far as is necessary to get in and out of the parking area).

Planning permission (SL/2021/0796) was obtained in 2021 for a significant modern first floor extension to include an en-suite bedroom and upstairs living room with bi-fold glazed doors opening onto a large balcony with views down the valley. The permission also included internal stairs to the loft area of the house which was to be converted to two further self-contained rooms, one with a gable end window giving views to the south west in the direction of Morecambe Bay. Planning permission expired in October 2024 but was not opposed when granted and a buyer could seek a renewal of the permission by reference to the previous grant details.

Places to visit

Heron Theatre in Beetham hosts live theatre, music and film nights. Traveling further afield there are theatres in Kendal (The Brewery), Lancaster (Lancaster Grand, The Dukes and open-air theatre in Williamson Park during the summer months) and Bowness on Windermere (The Old Laundry). There are cinemas in Kendal (The Brewery) and two in Lancaster (The Dukes and Vue).

RSPB reserve at Leighton Moss, national hunt racing is held at Cartmel and in terms of historic houses to visit locally there areSizergh Castle (National Trust), Levens Hall (famous for the fabulous topiary gardens), Leighton Hall and Holker Hall. The Grade II listed Heron Corn Mill in Beetham hosts a range of activities for all the family.

Sport and recreation

The Lake District for boating and sailing (both on Lake Windermere), paddle boarding and wild swimming in numerous lakes and tarns. Sailing on Coniston Water and Ullswater.

Arnsdale sailing club (3 miles).

Golf courses at Silverdale, Windermere, Crook, Kendal, Grange over Sands, Morecambe, Lancaster, Casterton and Kirkby Lonsdale.

Open water swimming and diving centre at Jackdaw Quarry, Capernwray with a pool and gym available at Pure Leisure's Fell End Park (around 1 mile) or slightly further afield at Holgates Silverdale Park.

There are many recognised cycle routes in and around the area and the promenade at Morecambe is exceptionally popular with cyclists.

Places to eat

This corner of the north west is an absolute paradise for food lovers with a wonderful selection of places to dine, both informal and formal, as well as a host of artisan producers including butchers, bakers and cheese shops. If you are in search of taste sensations, then here's a start...

Informal dining, cafes and pubs

The Wheatsheaf, Beetham, lovely for a drink or bite to eat after a walk as you head home

Levens Kitchen and the Hare and Hounds, both at Levens

In the Lyth Valley - The Black Labrador, The Punch Bowl and Masons Arms

In Kirkby Lonsdale - The Royal Hotel, The Sun Inn, Avanti and No.9

In the Lune Valley - The Highwayman at Burrow, The Fenwick at Cloughton, The Lunesdale Arms at Tunstall and The Plough at Lupton

The Cavendish Arms, Cartmel

The Sun Hotel and The Quarterhouse, both in Lancaster

Arnsdale Chip Shop, best enjoyed on a promenade bench as you watch the world go by!

Fine dining restaurants

Gilpin Hotel and Lake House, Linthwaite House, The Samling, all in Windermere

L'Enclume and Rogan and Co, both in Cartmel

Heft at High Newton

Quite Simply French and Now or Never by Journey Social, both in Lancaster

Schools

Primary

There is a great choice of primary schools in the neighbouring villages including Beetham, Milnthorpe, Arncliffe, Storth, Silverdale, Yealand Redmayne and Burton in Kendal.

Secondary

Dallam School, Milnthorpe

Queen Katherine School and Kirkbie Kendal, Kendal

Queen Elizabeth School and QESudio, Kirkby Lonsdale

Lancaster Royal Grammar School, Lancaster Girls' Grammar

School and Ripley St Thomas CoE Academy, all in Lancaster

Further Education

Lancaster University

University of Cumbria (Lancaster and Ambleside campuses)

Kendal College

Lancaster and Morecambe College

Guide price £850,000

Westmorland and Furness Council
Council Tax band G

Tenure - Freehold

Great walks nearby

Whether you like to walk, ramble or run straight from the door, head over to the Deer Park on the neighbouring Dallam Tower Estate, The Fairy Steps at Slack Head, around Hawes Water or into Eaves Wood at Silverdale. Both Silverdale and Arnsdale are less than 3.5 miles away and offer lovely coastal walks or you could perhaps climb Arnsdale Knott to enjoy the superb views.

Hop in the car and drive to Levens where there is a delightful walk around the Deer Park. If you are seeking more of a challenge, then within day trip distance are the National Parks of the Lake District and Yorkshire Dales. In the Lakes there are Wainwright's 214 Lakeland fells to explore and in Yorkshire there are the mighty Three Peaks of Ingleborough, Wharfedale and Pen-y-ghent to conquer.



FINE & COUNTRY

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We value the little things that make a home

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