



 Old Parsonage Farmhouse





# Old Parsonage Farmhouse

Beetham, Milnthorpe, Cumbria LA7 7AL

A beautifully renovated and restored Grade II listed farmhouse with origins dating back to the seventeenth century and being one of the oldest in the region. Located in the beautiful Cumbria village of Beetham this superb detached farmhouse offers extremely comfortable, well balanced accommodation that includes five double bedrooms, three bathrooms and three reception rooms, perfect for families to enjoy and entertain.

The nature of the refurbishment is excellent and allows the original character to shine through, blending seamlessly with the more contemporary finish in particular the reception hall and snug give a real sense of history with the panelled walls and yet the recently added garden room doesn't seem out of place. Outside are various outbuildings including a splendid gym/hobby room together with ample parking in the courtyard. To complete the picture are well tended south facing, landscaped gardens that offer privacy and seclusion. All in all a fabulous example of a thoughtfully and expertly renovated home, now ready to view and buy!

## Quick Overview

Beautifully Restored Farmhouse

Five Double Bedrooms

Three Bathrooms

Three Reception Rooms

Range of Out Buildings

Fabulous South Facing Gardens

Dating back to Seventeenth Century

Located In the Sought After Village of Beetham

Magnificent array of walks accessible from the doorstep

Ultrafast 1000 Mb Broadband Available\*





Old  
Parsonage  
Farmhouse



## Location

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The picturesque Cumbrian village of Beetham is located within the Silverdale and Arnside designated Area of Outstanding Natural Beauty and with excellent transport links. The village of Beetham itself boasts a range of amenities including Beetham Nurseries offering a range of gifts, plants and a popular café, the Wheatsheaf pub, The Heron Theatre, an 80-seat theatre housed in the listed 18th century grammar school, Heron Corn Mill that hosts a range of different craft activities, Tea Rooms, village shop, primary school and not to mention an array of fantastic walks on your doorstep, including The Fairy Steps and Dallam Park.

Beetham is only 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.



# Welcome

As you enter through the large doorway from the rear courtyard you get a sense of the quality you are going to find within, the wide rear lobby is filled with period features including large stone keeping slab with storage under. Exposed timbers and stone work with panelled ceiling with attractive stone flagged floor. To the left can be found the utility room, boot room and cloak room perfect for families to remove muddy boots and coats after a busy day exploring the local countryside.

Leading on to your right from the rear lobby you step into the magnificent kitchen that boasts an extensive range of bespoke wall and base cupboards incorporating glazed display cabinets, a larder unit and a splendid central island unit with fitted cupboards, drawers and wicker baskets. The solid wood work surfaces are complemented by the co-ordinating part tiled walls and the inset double bowl white Villeroy and Boch butlers sinks which has twin granite drainers. Top of the range kitchen appliances include; AGA range oven, integrated wine fridge and dishwasher and a Caple American style fridge with freezer drawer.

## Specifications

### Boot Room

9' x 8' 7" (2.74m x 2.62m)

### Utility

13' 5" x 8' (4.09m x 2.44m)

### Kitchen

14' x 12' 3" (4.27m x 3.73m)









# Entertaining Spaces

## Specifications

### Garden Room

15' 3" x 10' 6" (4.65m x 3.2m)

### Living Room

23' x 21' 2" (7.01m x 6.45m)

### Dining Room

12' 7" x 11' 4" (3.84m x 3.45m)

### Study

13' 1" x 7' 8" (3.99m x 2.34m)

Beyond the kitchen step up into the garden room which is flooded with natural daylight from the overhead roof light and glazed sliding patio doors opening out to the paved terrace and gardens. A fabulous space for entertaining and dining with friends and family. The open plan feel of the house continues on thorough to the living room and dining room perfect for all the family to enjoy. The living room enjoys many original features and exposed timbers with a splendid fireplace, timber lintel and flagged hearth housing a wood burning stove. These period features continue seamlessly to the dining room with exposed beams and deep set windows. Steps up from the living room lead you into the snug. As the name suggests a cosy room that enjoys a delightful aspect to the garden and church yard with original oak panelled walls and doors and a sash window with oak shutters. An open fireplace with tiled hearth and cast iron multi fuel stove, makes this the perfect room for the colder winter nights to curl up and enjoy a good book.



# Warm & Welcoming

To the front aspect of the property you will find the reception hall which has a warm and welcoming feel, with original solid oak door, a wealth of exposed timbers and deepset window with seat. Also featuring an open fireplace with stone lintel and flagged hearth and splendid wide oak staircase leading to the first floor. The inner hallway to the right of the reception hall leads you through to the study, perfect for those working from home.

## Specifications

### Reception Hall

16' 1" x 15' 6" (4.9m x 4.72m)

### Snug

15' 10" x 15' 3" (4.83m x 4.65m)









# First Floor Bedrooms

## Specifications

### Master Bedroom

16' 2" x 14' 10" (4.93m x 4.52m)

### Bedroom Two

17' 6" x 10' 11" (5.33m x 3.33m)

### Bedroom Three

14' 2" x 8' 4" (4.32m x 2.54m)

### Bedroom Four

13' 8" x 9' 5" (4.17m x 2.87m)

To the first floor you will find four double bedrooms all immaculately presented with chic elegant décor and displaying many of the superb period features. The master bedroom exudes elegance with the painted panelled walls and superb views across the garden and to the church beyond. The bedroom has a range of fitted wardrobes and ample room for further furniture as desired. All three further bedrooms to first floor are immaculately presented with period features and blending modern style all with fitted wardrobes and built in storage. Along the hallway you will find a shower room fitted with a three piece suite and a recently refurbished, luxurious family bathroom with freestanding bath, his and her sinks and low level W.C.



# Second Floor Bedroom

Leading on from the first floor continue up to the second floor. Here you will find the impressive fifth attic bedroom with vaulted ceiling, exposed trusses and purlins. This spacious room is perfect for visiting family and guest as it is so spacious the current owners have two king size beds and there is still an abundance of space. There is also a magnificent en-suite shower room with large walk-in shower, both with rainfall and standard showerheads, vanity sink unit and low level W.C

## Specifications

### Bedroom Five

28' 4" x 20' 3" (8.64m x 6.17m)

### Loft Room

28' 4" x 15' 3" (8.64m x 4.65m)









# Outside

## Specifications

### Outbuilding One

#### Gym Office

22' 4" x 18' 7" (6.81m x 5.66m)

#### Room Two

17' 9" x 10' 6" (5.41m x 3.2m)

#### Room Three

18' 4" x 14' 4" (5.59m x 4.37m)

### Outbuilding Two

#### Workshop

18' 9" x 9' 11" (5.72m x 3.02m)

#### Room Two

18' 9" x 8' 5" (5.72m x 2.57m)

#### Potting Shed

11' 6" x 6' (3.51m x 1.83m)

The mature gardens are laid out to three sides enjoying privacy and seclusion and a delightful aspect. Designed and landscaped with mature hedging creating formal and informal garden areas that include a Japanese style planted garden with a fish pond and water feature. The lawns and box hedging are well tended, the beds and borders well stocked, a Crown Pavilion Elizabeth Luxury Gazebo with light and heating seats 8 and the large paved terrace offers plenty of space for outside entertaining and dining. These gardens are terrific and perfect for a family to explore and enjoy.

To the rear of the property you will find a range of out buildings which include; Stone & Slate Garage - with double doors and access through to: Splendid Gym/Hobby Room with flagged floor, power and light and wood burning stove. Excellent Garden/Potting Shed with window, power and light, and stone keeping slab. Stone & Slate workshop with sliding timber doors, adjoining store room and wood store.

The property has the benefit of ample parking and turning in the private courtyard fronting the outbuildings and garage.

# Important Information

## Services:

Mains electricity, Mains gas, Mains water and drainage. Underfloor heating in the Kitchen, Dining and Garden Room. Ultrafast broadband available.

## Council Tax Band :

Band G South Lakeland District Council.

## Energy Performance Certificate:

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

## Tenure:

Freehold. Vacant possession upon completion.

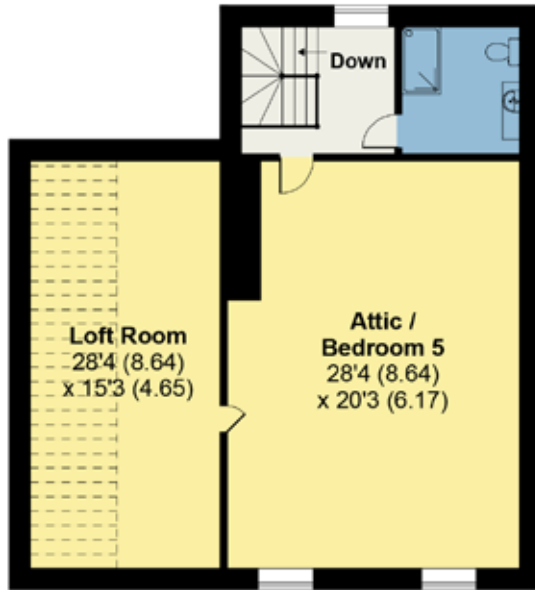


# Old Parsonage Farmhouse, Beetham, Milnthorpe, LA7

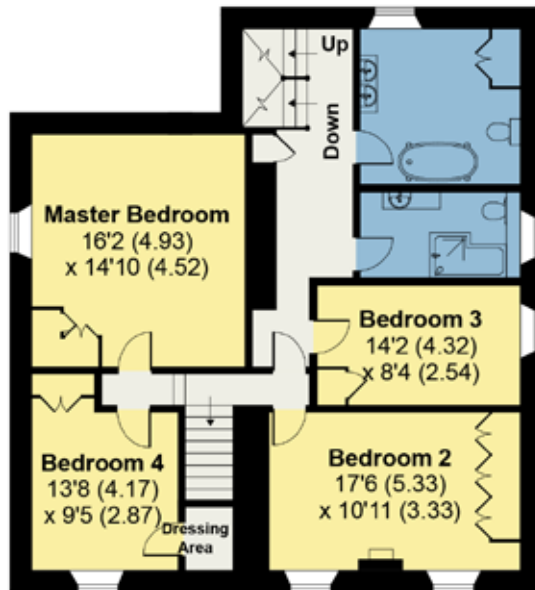
Approximate Area = 4343 sq ft / 403.4 sq m  
 Limited Use Area(s) = 170 sq ft / 15.7 sq m  
 Outbuilding = 1256 sq ft / 116.6 sq m  
 Total = 5769 sq ft / 535.9 sq m  
 For identification only - Not to scale



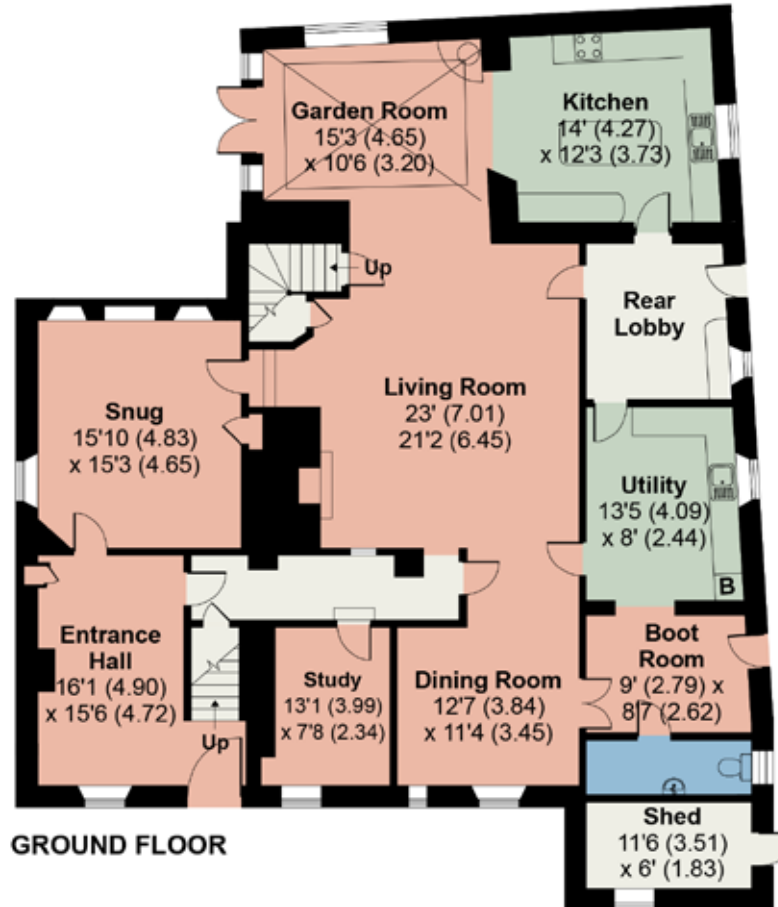
Denotes restricted head height



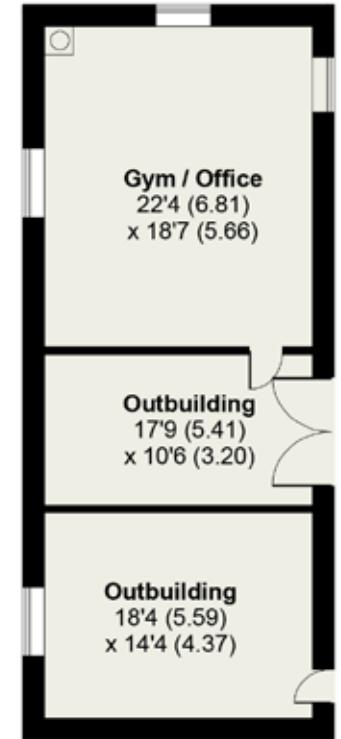
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

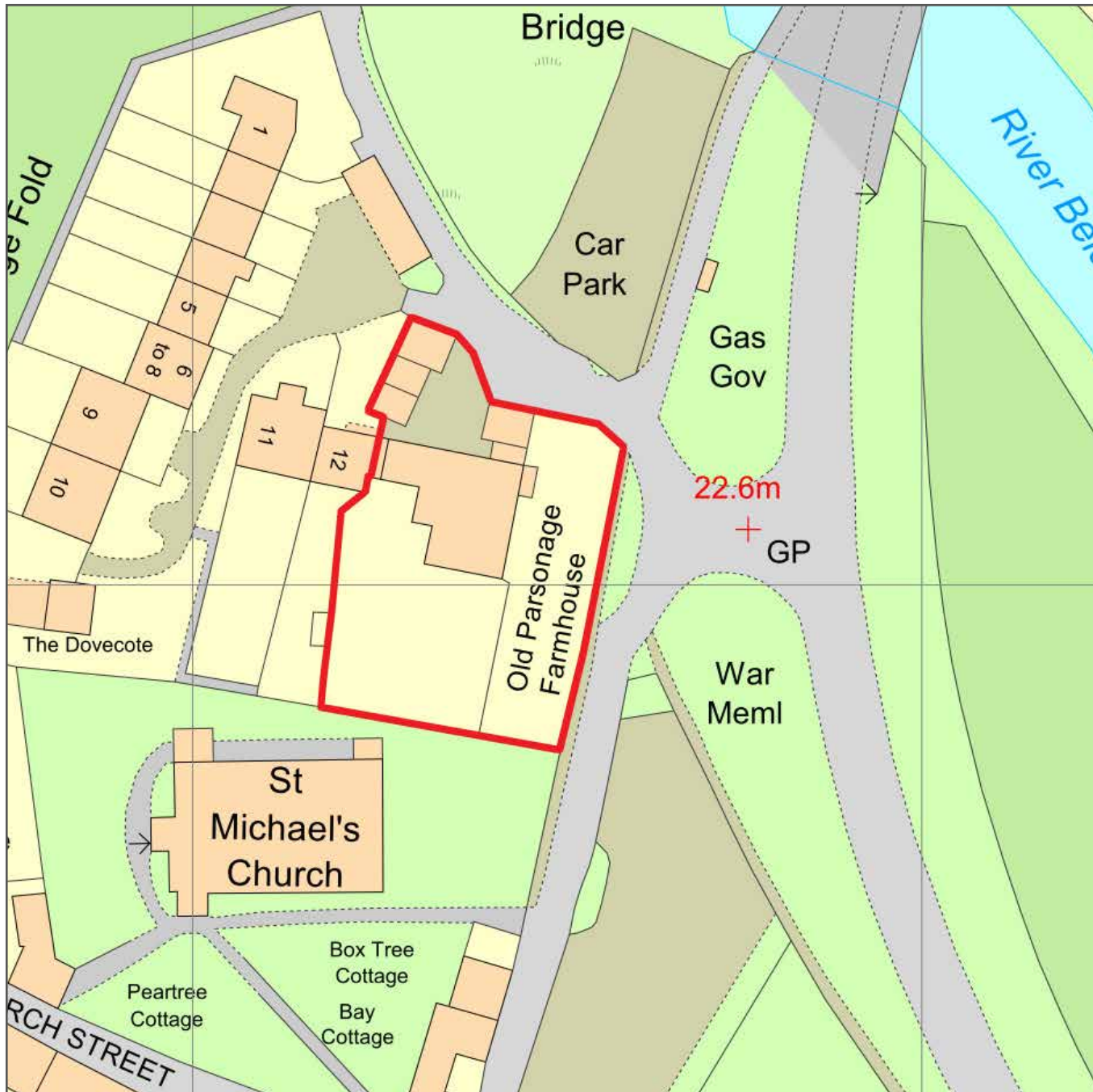


OUTBUILDING 1



OUTBUILDING 2





# Directions

Old Parsonage Farmhouse, Beetham, Milnthorpe, Cumbria LA7 7AL

The property can be found from Junction 35 off the M6 motorway by taking the A6 towards Milnthorpe. Take the left turning into Beetham passing the primary school continue into the village following the sign for The Wheatsheaf Inn. Turn immediately right before reaching the pub and Old Parsonage Farmhouse is the first property on your left. Turn into through the double gates and park in the gravelled courtyard.

From Milnthorpe travel south on the A6 passing the entrance to Beetham Garden Centre and take the next right and then bear right immediately.



**HACKNEY  
& LEIGH**

## Viewings

Strictly by appointment with Hackney & Leigh.

**To view contact our Arnside office:**

Call us on 01524 761806

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[www.hackney-leigh.co.uk](http://www.hackney-leigh.co.uk)

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