



Wayside
Temple Bank Estate, Beetham



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Wayside

Temple Bank Estate, Beetham

Positioned at the entrance to the Temple Bank estate, this charming three-bedroom stone cottage has been fully renovated to an excellent standard, combining traditional character with modern comfort. Thoughtfully restored and beautifully presented, it currently provides ideal accommodation for live-in staff, offering independence and privacy while remaining closely connected to the main house. The cottage features well-proportioned living spaces and three comfortable bedrooms, each finished with the same attention to detail found throughout the estate. To the rear is a private garden and parking area, enjoying peaceful views across the surrounding fields – a tranquil setting that enhances the sense of space and rural charm. Beyond staff accommodation, the cottage also presents a valuable opportunity for additional income, whether as a long-term rental or a high-quality holiday let. Its self-contained layout, attractive setting and high standard of finish make it a versatile and desirable asset within the wider Temple Bank estate.



GROUND FLOOR

Living room – A bright and spacious living room featuring two front-facing windows with deep sills and a characterful log-burning stove. A wooden floor runs throughout, and the staircase is situated here, leading up to the first floor.

Kitchen/ diner – A sleek and modern shaker-style kitchen offering ample storage and stylish grey work surfaces. Integrated appliances include an oven, induction hob with extractor above, and a dishwasher, with space provided for a tall fridge freezer. There is also room for a dining table to comfortably seat four, complemented by a continuation of the wooden flooring from the living room.

Utility room – A useful separate room discreetly housing the washer and dryer, with its own access from the rear. It features additional floor-to-ceiling shaker-style cabinetry for storage, a sink, continued wooden flooring, and space for hanging coats and bags.

WC - A convenient ground floor WC comprising a toilet and hand basin set within a vanity unit, along with a heated towel rail and wooden flooring—a practical and welcome addition.

FIRST FLOOR

Bedroom 1 – A bright double bedroom with front-facing views over the nearby playing fields.

En-suite - A sliding door from the main bedroom reveals the en-suite, featuring a concealed cistern WC, mains-fed shower, hand basin set within a vanity unit, and a heated towel rail.

Bedroom 2 – Another bright double bedroom featuring countryside views through a deep-silled window.

Bedroom 3 – A double bedroom featuring a frosted glass window, providing added privacy.

Shower room – A bright shower room featuring a mains-fed shower cubicle, a hand basin set within a vanity unit, a concealed cistern WC, and a heated towel rail.

Externally – A delightful walled garden, offering a secure and private setting to enjoy, with the majority laid to lawn.

Useful information:

Property built – Pre 1900

Tenure – Freehold.

Council tax band – C (Westmorland and Furness Council)

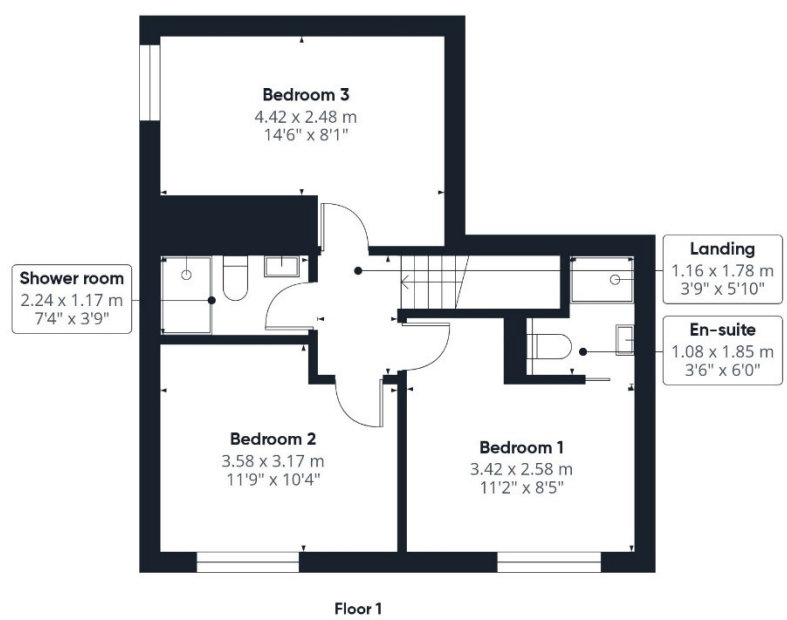
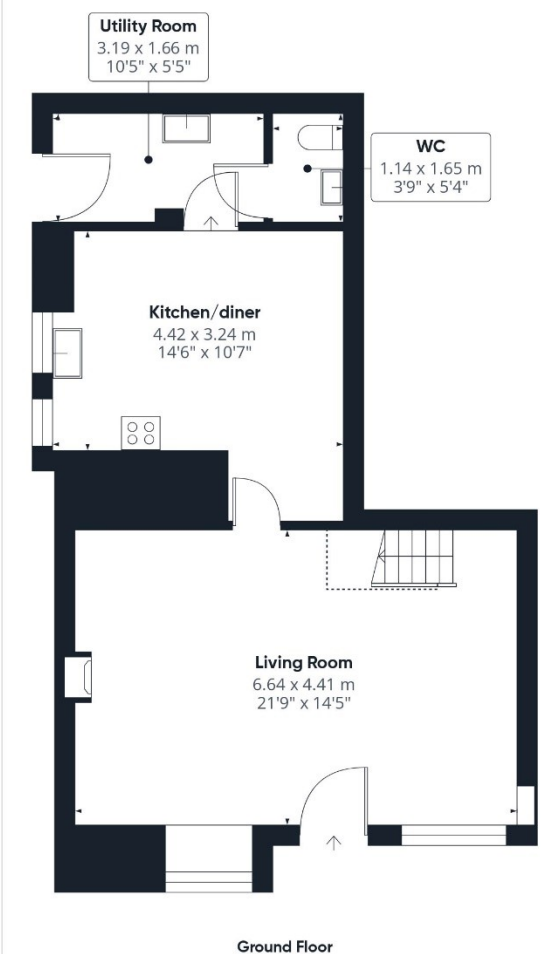
Heating – Gas central heating

Drainage - Mains

New roof and insulation, tanking, new plumbing, new electrics in 2025.

What3Words location - [///plank.distilled.giant](https://www.what3words.com/plank.distilled.giant)





Approximate total area⁽¹⁾

94.9 m²
1021 ft²

Reduced headroom

1.3 m²
14 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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