



WATERHOUSE
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The Dairy – Lower Haverflatts



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Freehold £500,000



Features

- No chain delay
- Beautifully restored 1850 period home
- Luxurious top-floor master suite
- Stunning open-plan kitchen and dining area
- Peaceful hamlet in walking distance to schools and amenities
- Generous gardens with patio, lawn and summerhouse, plus a secluded seating area

The Dairy is a beautiful, semi-detached, period home, originally built in 1850. Nestled in a peaceful hamlet, the property blends traditional character with stylish modern touches. The bright and airy hallway sets the tone with a WC finished with contemporary fittings. The heart of the home is the stunning kitchen, where sage shaker-style units, Silestone work surfaces, and a range of integrated appliances combine with exposed beams, terracotta stone flooring, and a wood-burning stove beneath an original lintel. Flowing seamlessly into the dining area, this open-plan space is perfect for everyday living and entertaining, with doors opening directly onto the rear garden. From here, a utility room / rear porch adds further practicality, ideal for muddy boots or pets after countryside walks. The first floor offers a

cosy yet spacious living room, enjoying dual-aspect countryside views and boasts a log-burning stove framed by a rustic stone lintel creating an idyllic spot to relax. Also there is a generous double bedroom, enhanced by dual-aspect windows, charming shutters, and a window seat overlooking the front. The master suite occupies much of the second floor, offering a luxurious retreat with vaulted ceilings, exposed beams, and ample built-in storage. Light floods in through Velux windows, while the en-suite combines indulgence and practicality with a walk-in shower, freestanding bath, and views across the surrounding countryside. Externally, the property continues to impress. The rear garden has a patio for alfresco dining, a generous lawn, mature planting, and a timber

summerhouse—ideal as a home office, studio, or peaceful hideaway. A secluded seating area at the far end provides a tranquil spot to enjoy the setting. To the front, there is parking in front of the garage for one vehicle. Lower Haverflatts is a small, rural residential area of 7 properties located just outside Milnthorpe. Milnthorpe offers a great selection of local amenities as well as a nursery, primary school and secondary school which are all within five minutes walking distance of the property. The M6 motorway can be reached within 10 minutes and there is a regular bus service that runs 7 days a week from Lancaster up to Keswick in the Lake District. Milnthorpe benefits from having 2 doctors surgeries, 2 dental practices, a Pharmacy, an opticians, a petrol station, a vets and much, much more.



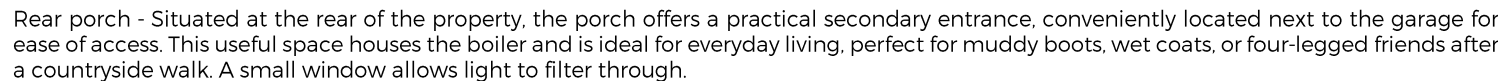
GROUND FLOOR

Entrance hallway - The welcoming entrance hallway is bright and airy, with a generous storage cupboard providing practical space for coats, shoes, and household essentials. Accessed from the front of the property, it leads directly through to the kitchen and downstairs WC, while the staircase rises to the first floor.

W.C - Conveniently located off the entrance hallway, the downstairs WC is both practical and stylish. Finished with half-height natural stone-effect tiling, it features a contemporary wood vanity unit with countertop sink, a modern LED mirror above, and a small window that allows natural light to filter through.

Kitchen - This beautifully designed kitchen blends modern convenience with cottage charm, featuring sage shaker-style units topped with sleek Silestone work surfaces, a black range cooker with extractor hood, built-in microwave, integrated dishwasher, fridge freezer and a wine cooler. Characterful details such as exposed beams, recessed spotlights and terracotta stone flooring all add warmth and style, while a wood-burning stove set beneath an original stone lintel provides a delightful rustic focal point. Spacious, practical and full of charm, it's a perfect space for both everyday living and entertaining. The Kitchen also has underfloor heating.

Dining room - Forming part of the open-plan layout with the kitchen, this charming dining area offers ample space for a table to seat 4-6, making it ideal for family meals and entertaining. The same cottage charm flows through with exposed beams and tiled flooring, complemented by the comfort of underfloor heating. Secure bi-fold doors open directly onto the rear garden, creating a wonderful connection between indoor and outdoor living. A further door leads to the utility room/rear porch, adding practicality to the cosy and welcoming atmosphere.



Living room - Located on the first floor, the living room takes full advantage of beautiful countryside views, framed by dual-aspect windows complete with charming shutters. A window seat overlooking the rear garden provides the perfect spot to relax and enjoy the outlook. A log-burning stove set within a fireplace and topped with a rustic stone lintel creates a cosy focal point, while painted beams and recessed spotlights strike a perfect balance between modern comfort and traditional character. The result is a welcoming space with a unique blend of old-world charm and contemporary style.

SECOND FLOOR

Bathroom - The en-suite bathroom, part of the master suite on the second floor, is both stylish and generously proportioned. It features a spacious walk-in shower and a luxurious free-standing bath, perfectly positioned to enjoy the countryside views through the window. A Velux window enhances the natural light, while an airing cupboard provides practical storage. Finished with modern natural stone-effect tiles, the bathroom also includes a contemporary wash basin unit, WC, underfloor heating and a heated towel rail for added comfort.

A cozy interior of a wooden cabin. The walls are made of light-colored horizontal wooden planks. A large, L-shaped sofa with a blue and white patterned coverlet is the central piece of furniture. It is adorned with several pillows in shades of blue, white, and pink. A wicker ottoman with a light-colored cushion sits next to the sofa. On the left wall, a large, multi-colored star hangs. To the right, a small, colorful house-shaped decoration is mounted. A small table with a green and white patterned top holds various bottles and containers. The floor is covered with a dark blue carpet.

Property converted in 1995.
Tenure - Freehold.
Council tax band - E (Westmorland and Furness Council).
Heating - Oil heating - Tank located in garden.
Mains water and electric.
Drainage - Septic tank - shared between 4 properties.
Underfloor heating in Kitchen, Dining Room and Bathroom.
Superfast B4RN broadband covers the house and garden
What3Words location - [//channel.segmented.coaster](#)



The Dairy – Lower Haverflatts



Approximate total area⁽¹⁾
124 m²
1336 ft²

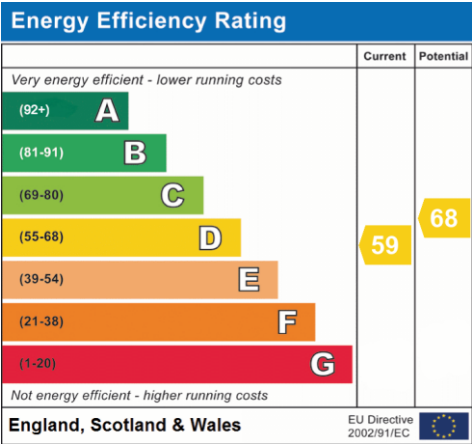
Reduced headroom
4.4 m²
48 ft²

(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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