



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

The Dairy - Lower Haverflatts





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 summerhouse-ideal as a home office, studio, or 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

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 with 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.





Rear porch - Situated at the rear of the property, the porch offers a practical secondary entrance, conveniently located next to the garage for ease of access. This useful space houses the boiler and is ideal for everyday living, perfect for muddy boots, wet coats, or four-legged friends after a countryside walk. A small window allows light to filter through.

FIRST FLOOR

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.

Bedroom 2 - Located on the first floor, this is a generous double room enjoying dual-aspect windows with charming shutters, offering views over both the front and rear of the property. A delightful window seat to the rear creates the perfect spot to relax and take in the rural outlook.

SECOND FLOOR

Master bedroom - It occupies the majority of the second floor and offers a bright and luxurious retreat. With impressive vaulted ceilings and exposed beams, it has a wonderful sense of character and space. There's ample room for a large double bed, alongside an abundance of built-in storage, with additional eaves storage running the full length of the bathroom. Dual Velux windows on either side of the room flood the space with natural light.

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.

Externally - The rear garden is a true feature of the property - long and extending further than you might first expect. Directly outside the house, a paved patio provides the perfect setting for alfresco dining and summer entertaining. Beyond, the garden unfolds with a generous stretch of lawn, mature planting, and a charming timber summerhouse that offers huge versatility as a home office, studio, or simply a peaceful retreat. A greenhouse adds further appeal for keen gardeners, while a traditional stone wall boundary runs the length of the garden, enhancing both privacy and character. At the far end, a secluded seating area provides a tranquil spot to sit back and enjoy the surroundings. The garden can be accessed from the rear porch, through the dining room doors, or via a side gate from the lane. To the front of the property, there is parking for a vehicle in front of the garage, complemented by an additional planted garden area beautifully framed by a traditional stone wall.

Garage - The garage can be accessed either from the rear via a back door or from the front through the up-and-over door, offering convenience and flexibility. Our current vendor makes use of this versatile space as a workshop and for storage, making it a highly practical addition to the property.

Useful information

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

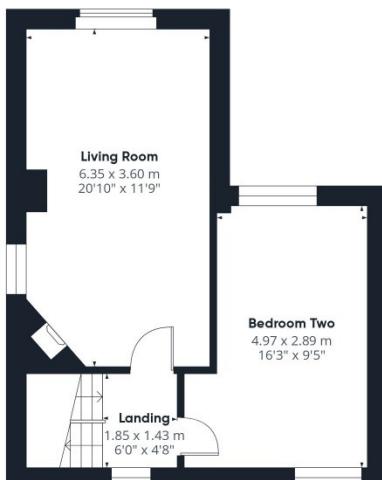
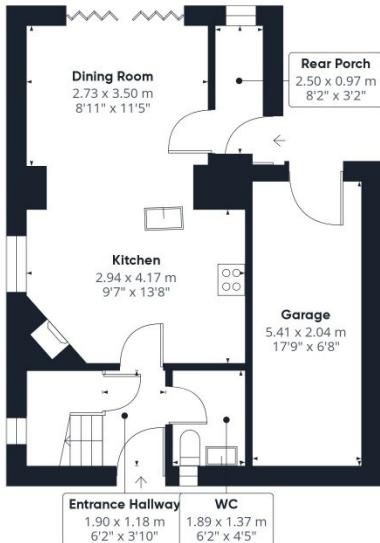


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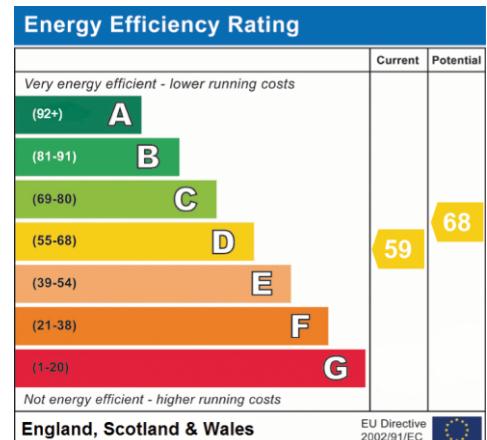


Approximate total area⁽¹⁾

124 m²
1336 ft²

Reduced headroom
4.4 m²
48 ft²

Energy Efficiency Rating



(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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