



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

Smallwood – Slack Head





Features

- Offering three good sized bedrooms, the master with an en-suite and private balcony
- A sociable open plan, yet zoned, kitchen, living and dining area
- An immaculately presented detached home
- Wrap around gardens to include a sociable patio to the side and a formal lawn to the rear
- Located in a peaceful, rural setting
- A private driveway leading up to the carport
- Close links to M6 and local amenities

A hidden gem tucked away in a tranquil rural hamlet, this immaculate home has been fully renovated and is surrounded by woodland and nature, offering an ideal blend of comfort, style and serenity. Featuring three double bedrooms, the generous master suite complete with a dressing area, private balcony and en-suite shower room, ideal for relaxing in privacy and comfort. The property will suit a wide range of buyers, from families to those looking to downsize. The ground floor welcomes you with a charming entrance porch - perfect for sitting and enjoying the views, leading into the modern, well-equipped kitchen boasting an island and breakfast bar. A zoned dining room provides access out to the patio, while the cosy living room,

complete with a log burner, offers a warm and inviting place to relax. Additional ground-floor amenities include the spacious W.C. and a practical utility room. Upstairs, the first floor hosts the luxurious master suite, two further double bedrooms (one with its own dressing area), and a stylish family bathroom. Outside, the gardens are thoughtfully designed for low-maintenance living, showcasing a formal lawn at the rear creating a serene outdoor space with woodland views. The generous side patio is the perfect place for entertaining and al fresco dining, while the driveway offers parking for three to four vehicles and leads to the convenient carport. There are numerous walks to enjoy from the doorstep taking full advantage of the

wonderful natural surroundings. Slack Head is located just outside the historic village of Beetham with its thriving community to include The Wheatsheaf public house, a well respected primary school (rated GOOD by Ofsted), a village shop, a community church and Beetham Garden Centre - a superb garden centre / plant nursery with a fabulous cafe. Milnthorpe is 1 mile away and benefits from having 2 doctors surgeries, 2 dental practices, an opticians, a vets and hosts an array of social activities for all ages ranging from baby and toddler groups and youth groups to coffee mornings and sports clubs. There is a supermarket, 2 pubs, several independent shops and a variety of eateries.



GROUND FLOOR

Entrance porch / garden room - A charming, light-filled entrance welcomes you into the home, offering space to remove shoes and coats, as well as space to sit and take in the serene surroundings. A large window allows natural light to flow into the adjoining living room.

Kitchen - A well-equipped kitchen featuring a stylish combination of gloss and matte two-tone grey base and wall units, complemented by sleek white work surfaces. Integrated appliances include an induction hob with an extractor hood above, a dishwasher, a waist-height oven with microwave above and a American-style fridge freezer. The large front-facing window frames pleasant views and floods the space with natural light. A central island provides additional storage and work surface space, and includes a bespoke solid oak breakfast bar area. The kitchen opens seamlessly into the dining area, perfect for easy mealtimes and social cooking.

Dining room - Offering ample space to comfortably accommodate a dining table to seat six, this area offers effortless access to the side garden and patio through double doors—ideal for al fresco dining during the warmer months. Open to both the living room and the kitchen, it creates a wonderfully sociable space for spending quality time with family and friends.

Living room - A homely yet generously sized living area, centred around a cosy Yeoman log-burning stove set upon a stone-flagged hearth with a deep, solid oak mantel above. While open to the dining room, the space is subtly zoned with the use of a plush carpeted floor, creating a sense of separation. A large window at one end with a slate sill looks through the entrance porch / garden room to the front garden, drawing in an abundance of natural light.



Hallway - Accessible from the living room, this area leads to the W.C., utility room, and staircase to the first floor. An under-stairs cupboard offers practical storage for household items, with additional space to hang coats.

W.C. - A spacious ground floor W.C. featuring a toilet and a hand basin set within a vanity unit that offers convenient storage below. The walls are finished with fresh green-hued tiles, complemented by a Karndean floor. A window brings in natural light, keeping the space bright and airy.

Utility room - Conveniently located midway between the ground and first floors, this superb utility room is accessible internally via the hallway and externally from the side patio through the stable door. Ideal for use as a boot room or laundry area ensuring the kitchen is completely utility free. It offers space and plumbing for two washing machines and a dryer, and also houses the boiler. Fitted with practical base and wall units, a sink, and ample work surface space, this room combines functionality with flexibility for everyday living.

FIRST FLOOR

Bedroom 1 - A luxurious double bedroom designed to impress and spanning the entire width of the home. Bathed in natural light, it features a dedicated dressing area with built-in wardrobes and storage. The private balcony (1.50m x 3.07m) offers room to sit back in the fresh air and take in the beautiful and peaceful surroundings.

En-suite - A generously sized and naturally bright en-suite shower room, featuring a walk-in shower with double shower heads, a WC, and a wall-mounted hand basin set within a sleek vanity unit offering practical storage. Additional features include a tall, dual fuel heated towel rail, stylish tiled splashbacks, and a Karndean flooring for a sleek and contemporary finish.

Bedroom 2 - A rear-facing double bedroom offering tranquil views of the nearby woodland through the large picture window. A bespoke oak corner desk with shelving adds a stylish and functional dressing table area.

Dressing room - Accessed directly from the bedroom, this additional space is ideal as a dressing room, featuring a hanging rail, fitted shelving, and a window that fills the area with natural light.

Bedroom 3 - A good sized single bedroom offering side-facing views and featuring a built-in wardrobe and additional storage. This room also provides access to the attic. Currently used as an art studio, it would equally serve well as a hobby room or comfortable guest bedroom.

Bathroom - A bright and airy bathroom featuring a low-level bath with overhead mains shower, a hand basin set within a vanity unit, and a WC. Tiled splashbacks and Karndean flooring add to the stylish finish, while a dual fuel heated towel rail provides added comfort. A built-in cupboard with fitted shelving offers convenient storage.

Landing - A charming landing flooded with natural light from a large picture window above the stairs, offering scenic views of the rear garden and woodland beyond. The landing provides access to all first-floor rooms.

Externally

The driveway, bordered by mature hedging, provides parking for up to three to four vehicles and leads on to the carport. A gravelled area to the side offers a pleasant seating space and access to a National Trust summer house blended on to the rear of the carport—ideal for additional storage. A decorative iron gate opens into a secure patio area directly outside the dining room, perfect for al fresco dining and entertaining. Raised borders add a splash of colour and are well-suited for planting, pots, and containers, making it a low-maintenance outdoor space. Steps lead up to a picturesque rear garden, mainly laid to lawn and enclosed by attractive stone walls, with views of the nearby woodland—a peaceful and inviting spot to relax. In addition, there are water taps, two hot and cold dog showers/ boot cleaners and power points to be utilised.

Useful Information

Tenure - Freehold.

House built - late 1960's / early 1970's.

House construction- standard form.

Council tax band - F (Westmorland and Furness Council).

Heating - Gas central heating.

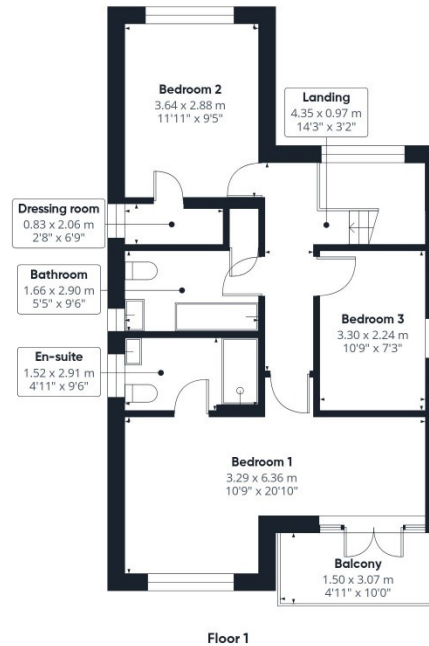
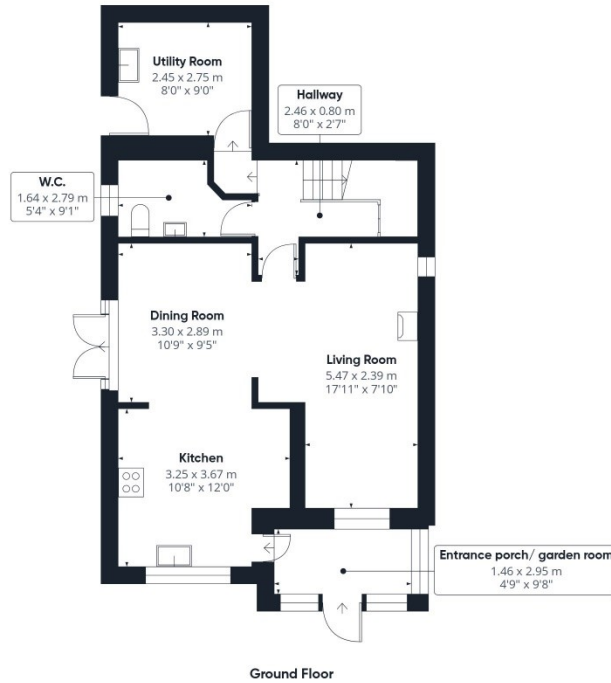
Drainage - Fully compliant septic tank.



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Approximate total area⁽¹⁾

111.1 m²
1195 ft²

Balconies and terraces

4.6 m²
50 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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