



WATERHOUSE
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High Haverflatts Farm - High Haverflatts



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Freehold £875,000



Features

- Offered with no onward chain.
- Detached 1883 farmhouse blending character with versatile family living.
- Two large reception rooms and a spacious kitchen/diner with an adjoining living area.
- Five bedrooms including a second-floor master suite with en-suite.
- 1.5 acres of beautifully maintained lawns, a charming firepit cabin, and versatile outdoor space.

Dating back to 1883, High Haverflatts Farm is a charming detached family home set in around 1.5 acres within a peaceful hamlet just outside Milnthorpe. Surrounded by open countryside, it combines period character with generous, versatile living space. The ground floor features a light-filled front porch, a welcoming hallway and two elegant reception rooms, each with high ceilings and multi-fuel stoves. To the rear, the kitchen living area forms the

heart of the home, with solid wood units, a feature red electric Aga, central island and an adjoining dual-aspect living space. A pantry, rear porch, cellar and boiler room add excellent practicality. The first floor offers four well-proportioned bedrooms and a spacious family bathroom with both a bath and separate shower. The second floor hosts an impressive bedroom suite with built-in storage, eaves space, countryside views and a private en-suite.

Outside, the property truly excels. The 1.5-acre plot includes wraparound gardens, lawns, patio and decking areas, plus a firepit cooking cabin for year-round enjoyment. A field provides further flexibility, and solar panels support the home's electricity. Additional features include raised beds, ample driveway parking, a brick-built garage/workshop, timber wood store, external utility room with Tesla battery storage and an outside WC.



GROUND FLOOR

Living room - The living room is positioned at the front of the property and enjoys dual aspect windows, offering lovely views over the surrounding countryside. A multi-fuel burner set within an attractive hearth serves as a charming focal point, while the high ceilings enhance the sense of space and character. Despite its generous proportions, it remains a warm and cosy room — perfect for family living and relaxing evenings.

Dining room - The dining room is another generously sized space, featuring a large window overlooking the front of the property as well as a further window to the side, allowing plenty of natural light to flow through. It is accessed from the main hallway and also benefits from a separate door leading directly into the kitchen, making it ideal for entertaining and family meals. A multi-fuel stove set within a charming stone recess adds warmth and character to the room, while built-in storage cupboards on the left-hand side provide practical space. The room comfortably accommodates a dining table for six, creating a perfect setting for gatherings.

Kitchen/living area - Set to the rear of the property, the kitchen/ living area is a lovely, versatile space designed very much as the heart of the home. The kitchen is fitted with solid wood wall and base units complemented by coordinating worktops. A red electric Aga takes pride of place, complete with a charming splashback that perfectly complements the colour. There is also space for a fridge or freezer and a generous central island with space for bar stools, ideal for casual dining or entertaining. The kitchen sink is positioned beneath a window overlooking the side of the house, bringing in plenty of natural light. Just around the corner, a separate area provides space for a dishwasher or could easily be utilised as a utility space, with a door leading through to the rear porch. Tiled flooring runs throughout the kitchen area, adding practicality and style. The living area enjoys dual aspect views



over the beautiful gardens, creating a bright yet cosy setting perfect for family gatherings. Tall wall radiators enhance the warmth and comfort of this inviting space.

LOWER GROUND FLOOR

Cellar - A spacious and dry cellar offering extra storage space, with access from the first floor.

FIRST FLOOR

Bedroom 2 - Bedroom two is a generous, light-filled double bedroom with ample space for a bed and additional furniture. It features large dual-aspect windows and a built-in cupboard for storing bedding and towels.

Bedroom 3 - This spacious, light-filled room mirrors the layout of Bedroom Two, featuring large windows that offer beautiful views.

Bedroom 4 - Located at the rear of the property, this double room is currently used as a home office. It includes a built-in storage cupboard and enjoys pleasant views over the side of the property.

Bedroom 5 - This versatile room, at the rear of the house and next to the bathroom, is perfect as a hobby space or home office.

Bathroom - Featuring a wash basin, WC, bathtub, and a separate walk-in mains-fed shower, this four-piece suite is fully tiled in bright white with gentle blue decorative accents. A heated towel rail and a window with garden views complete the room.

SECOND FLOOR

Bedroom 1 - Bedroom One is located on the second floor of the property and enjoys lovely views across the surrounding countryside. This is a generously sized double bedroom featuring built-in cupboards along with useful eaves storage. The room also benefits from its own en-suite, making it an ideal main bedroom or a private suite for guests.

En-suite - Located off Bedroom One, this fully tiled, light-filled room includes a mains-fed shower cubicle, WC, wash basin, and heated towel rail, with a Velux window bringing in natural light.

Externally

Set within approximately 1.5 acres, the property enjoys a wonderfully private and peaceful setting surrounded by countryside views. To the front, there is a lawned garden with a charming gate leading to a hard-standing seating area, complete with a bench – the perfect spot to sit and take in the beautiful rural outlook and tranquil surroundings. A driveway runs down the left-hand side of the property, providing ample parking for 3-4 vehicles, and continues around to the rear. Here, you will find a paved patio area, with access to the wood store and the garage/workshop. The gardens sweep gracefully around the side of the house, opening onto a generous lawned area. A firepit cooking cabin creates a fantastic space to enjoy all year round – equally lovely on warm summer evenings or crisp winter nights. There is also a decking area, perfect for outdoor dining and barbecues with family and friends. Adjacent to the cabin, the property benefits from a field area offering fantastic versatility – ideal for a range of uses, including keeping small animals or simply enjoying additional open space. At the far end of the garden, solar panels provide electricity to the property, while a charming raised bed area offers space for growing fruit, vegetables, and flowers – perfect for those with green fingers. Overall, the outdoor space offers a rare combination of privacy, practicality, and lifestyle appeal, making it a truly special setting to enjoy throughout the seasons.

Useful Information

Property built in 1883.

Tenure - Freehold.

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

Heating - Oil (boiler located in cellar).

Solar panels.

Drainage - Septic tank - tank is located in rear garden.

What3Words location - ///renovated.washroom.cherished.



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