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Fairy Steps Cottage – Slack Head



Fairy Steps Cottage – Slack Head

Freehold £475,000



Features

- Charming former pair of cottages, set within approx. 0.38 acres.
- 5 double bedrooms, including 2 ground-floor bedrooms with en-suite shower rooms and underfloor heating.
- Partially renovated with scope to complete remaining cosmetic updates to your taste.
- Beautiful natural woodland gardens to the rear, offering a peaceful, wild outdoor space surrounded by mature trees and greenery – perfect for nature lovers.

Nestled at the edge of the picturesque 'Fairy Steps' in Slackhead, Fairy Steps Cottage is a charming and spacious home set within approximately 0.38 acres of grounds and woodland. Formerly 2 separate cottages, the property has been partially renovated by the current owners, with scope for completing the remaining cosmetic improvements to suit your style and needs. This deceptively large home offers versatile living spaces across two floors, combining period character with modern updates. The ground floor features two reception rooms, including a cosy sitting room with a log-burning stove framed by exposed stonework, and another flexible living area that once housed the staircase, perfect for use as a snug or

second lounge. The kitchen is bright and practical, with dual-aspect windows, cream cabinetry, and wood-effect worktops and a useful utility or boot room sits just off the kitchen, providing direct access to the rear garden. A hallway connects the ground-floor rooms and offers potential as a home office, reading nook, or informal sitting area. Two ground floor double bedrooms have been added by the current owners, both featuring underfloor heating and their own en-suite shower rooms, making them perfect for guests or family members. Upstairs, there are 3 generously sized double bedrooms, each with its own charm—whether it's dual-aspect windows, an exposed stone feature wall, or a window seat with

garden views. These rooms are served by a family bathroom and while functional, the bathroom presents an opportunity for modernisation to your taste. Externally the cottage sits within mature, natural surroundings, with a lawned front garden, shrubs, and direct access to the public Fairy Steps footpath. A gated driveway leads to a paved parking area, carport, and garage. The rear garden blends into the surrounding woodland, offering a peaceful, wild outdoor space with a stone outbuilding and enclosed by traditional stone walls. The garage is a versatile structure, ideal for storage, hobbies, or a workshop, featuring an additional rear section offering potential for separate use as a studio or workspace.



GROUND FLOOR

Living/ dining room - Located directly off the kitchen, this living space is one of two reception rooms and is also accessed via the front door. A centrally positioned staircase has been added to this room, making better use of the layout. A standout feature is the open wall with log-burning stove, framed by exposed stonework on either side. The room benefits from windows at both the front and rear, providing natural light throughout the day.

Kitchen - A practical kitchen with good natural light from double front-facing windows and an additional window looking out over the rear garden. It includes plumbing for a washing machine and dishwasher, with the sink positioned under the rear window. There's plenty of storage in the cream units, paired with wood-effect worktops. The kitchen also features an electric hob and a built-in Bosch single oven.

Boot room - A versatile space located at the far end of the property with direct access out to the rear garden. Ideal for removing muddy boots and outdoor clothing, this room is conveniently situated next to the kitchen, making it perfectly suited for use as a utility or laundry room.

Second reception room - Previously the location of the original staircase, this additional reception room offers flexible use. It currently has a doorway that could be replaced with a window to create a more enclosed and cosy space. The boiler is housed here, making it a practical option for a snug, or secondary sitting area.

Hallway - This spacious hallway offers more than just a connecting space—it could easily be repurposed as an additional snug or reading nook, ideal for relaxing or working from home. Positioned between two en-suite bedrooms, it also benefits from double doors opening into the second reception room.





Bedroom 4 - Added by the current owner, this is a comfortable double bedroom featuring underfloor heating and an en-suite shower room. Ideal for guests or as a private space for a teenager.

En-suite - The en-suite features a walk-in electric shower and is fully tiled for a sleek and modern finish to include a heated towel rail, a stylish wash basin, and a WC.

Bedroom 5 - A bright double bedroom featuring underfloor heating. Positioned opposite bedroom four, it offers a mirrored layout.

En-suite - The en-suite features a walk-in electric shower, is fully tiled for a sleek and modern finish, and includes a heated towel rail, a stylish wash basin, and a WC.

FIRST FLOOR

Bedroom 1 - A generously sized double bedroom featuring dual aspect windows that overlook both the front and side gardens and fill the room with natural light. A bright and comfortable space, ideal as a main bedroom.

Bedroom 2 - A spacious double bedroom situated at the front of the property, showcasing an exposed stone feature wall that adds character. Conveniently located next to the main bathroom.

Bedroom 3 - A well-proportioned double bedroom positioned at the front of the property, featuring a charming window seat beneath a large window, perfect for enjoying the natural light and garden views.

Bathroom - A good-sized bathroom fitted with a freestanding bath and overhead mains-fed shower. It includes a wash basin, WC, a frosted window for privacy and an additional window overlooking the rear garden. While functional, the space offers potential for modernisation or personalisation.

Externally - To the front of the property, there is a lawned area with mature shrubs and a small gate providing access to the public Fairy Steps footpath. Following the garden around to the left leads to the driveway, where you'll find a hardstanding paved area with additional planting and the location of the septic tank. The driveway curves downwards and is secured by a gate at the bottom. A carport structure, currently used for storage, sits alongside. As you head back up the driveway, the garage is positioned to the left. Continuing past the garage takes you to the rear garden, which is set into the substantial natural woodland behind, surrounded by trees and greenery—ideal for those who enjoy a more natural, wild outdoor space. The garden is larger than it first appears, with a steep incline leading up to the woodland. A small stone outhouse offers extra storage, and a stone wall encloses the garden.

Garage - A solid and versatile structure, ideal for general storage or well-suited to those with hobbies or DIY interests. The garage includes an additional section at the rear, divided from the main space, offering flexibility for separate uses such as a workshop, studio, or dedicated storage area.

Useful Information

Originally the property was 2 separate cottages (Fairy Steps Cottage & Slackhead Cottage).

Tenure - Freehold.

Council tax band - D (Westmorland & Furness Council).

Electrics - Re-wired 4 years ago with a new fuse board.

Heating - Boiler will need replacing.

Water - Metered.

New roof.

Drainage - Septic Tank drainage

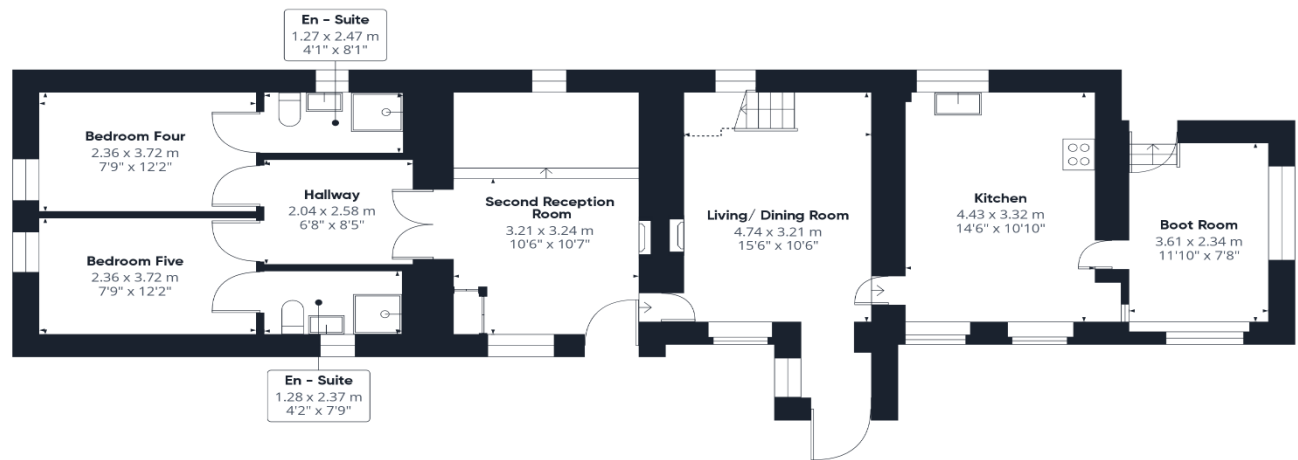
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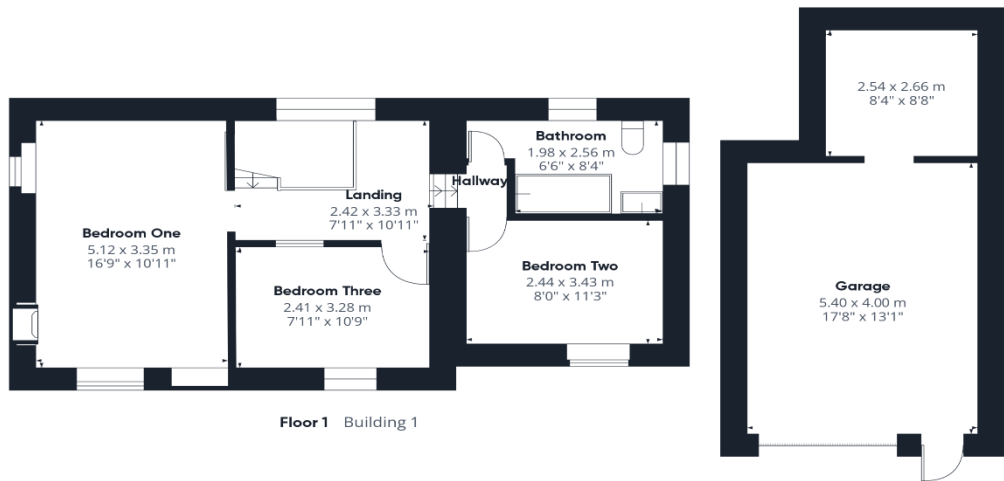
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Ground Floor Building 1



Floor 1 Building 1

Ground Floor Building 2

Approximate total area⁽¹⁾

162.1 m²
1745 ft²

Reduced headroom

1.4 m²
15 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.

GIRAFFE360

Waterhouse Estate Agents
10 Park Road, Milnthorpe
LA7 7AD
Tel: 01524 760048

info@waterhouseestates.co.uk
www.waterhouseestates.co.uk

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