



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

The Farmhouse – Lower Haverflatts



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Freehold £600,000



Features

- A spacious farmhouse with 4 double bedrooms
- Large master bedroom with en-suite
- A driveway for 2 vehicles and an integrated garage
- Quiet and charming setting in Lower Haverflatts with far-reaching countryside views.
- Packed full of original features

Welcome to The Farmhouse - an impressive and spacious four double-bedroom semi-detached home, beautifully positioned in the quiet and picturesque location of Lower Haverflatts. This charming property enjoys far-reaching countryside views and offers a truly inviting place to call home. The ground floor begins with a sheltered, and secure porch providing an ideal spot to remove coats and shoes, leading directly into the spacious dining room, full of warmth and character. From here, you can access the generous living room, perfect for relaxing in front of the feature fireplace, which flows seamlessly into a bright garden room.

To the opposite side of the dining room sits a well-appointed kitchen that connects effortlessly to a practical utility room, offering convenient access to the rear garden and leading on to a sleek downstairs W/C. From the kitchen, there is also internal access to the garage, providing excellent additional storage or secure parking. Upstairs, a roomy landing with an airing cupboard leads to four charming double bedrooms, one of which benefits from its own en-suite shower room. A modern, light-filled family bathroom completes the first floor of this idyllic countryside retreat. Externally, the property is framed by a traditional

stone wall and attractive borders planted with mature shrubs and flowers. A pathway leads to a driveway providing parking for two vehicles and around the side of the property to the rear garden. Here, you'll find a beautifully landscaped space featuring a central circular lawn, mature borders, and a raised patio offering picturesque views of the surrounding countryside, open fields, and St Anthony's Tower. The garden can be accessed directly from the garden room, utility room, and garage. You will also find two traditional stone stores ideal for housing garden equipment.



GROUND FLOOR

Entrance porch - A bright, sheltered, and secure front porch featuring a beautiful exposed stone flag flooring and a vaulted ceiling, offering a convenient space to sit and remove coats, boots, and shoes before reaching the heart of the property.

Dining room - This inviting dining room, positioned beside the kitchen at the heart of the home, comfortably accommodates a large dining table. Filled with character, it features rustic beams and a striking stone fireplace with an inset LPG gas stove. With picturesque views of the garden, it provides an ideal setting for family meals and gatherings. From here, a staircase leads to the first-floor accommodation, with practical storage beneath.

Living room - A charming and spacious living room that blends rustic elegance with modern comfort. Characterful beams and a cosy window seat overlooking the front garden add warmth and charm, beautifully complementing the feature stone fireplace with its inset multi-fuel log burner. Dual windows allow natural light to flood the space, while French doors open into the garden room, creating a seamless flow.

Garden room - This wonderful addition to the home is a generously sized room positioned at the rear of the property, offering stunning views of the garden and surrounding countryside. Featuring practical tiled flooring, with underfloor heating and accessed through French doors from the living room. It provides a peaceful space to relax and take in the scenery, with direct access out to the garden.

Kitchen - The stylish kitchen features light green shaker-style base and wall units, elegantly complemented by granite work surfaces. Integrated appliances include a double oven/ grill, an induction hob with extractor hood, and a double stainless steel sink with a filtered tap. There is space for a freestanding dishwasher and under-counter fridge, while a front-facing window provides pleasant views over the driveway and courtyard.



Utility room - Conveniently located off the kitchen with external access from the rear patio, this versatile utility space is ideal for storing boots and coats, while also accommodating a freestanding washing machine and tumble dryer. It features a sink, storage cupboards, and practical tiled flooring, combining functionality with ease of use.

W/C - A convenient downstairs W/C, located off the utility room, features a stylish hand basin mounted on built-in units and a W/C. The room is enhanced by wooden panelling, while a frosted window allows natural light to fill the space.

Garage - This impressive integrated garage, fitted with an up-and-over door, comes complete with full lighting, power outlets, and an outdoor tap. Ideal for parking or additional storage, it offers convenient access from the kitchen as well as externally via the rear garden.

FIRST FLOOR

Bedroom 1 - An impressive master bedroom sits at the front of the property, enjoying distant countryside views. This generous double room provides ample space for furniture and showcases charming beams and a deep window sill, while the well-appointed en-suite enhances both convenience and luxury.

En-suite - Located off the master bedroom, this en-suite features a generous walk-in shower with a mains-fed showerhead. The W/C and hand basin are seamlessly integrated into the bathroom furniture, offering ample storage for a clean and organised space. The room is finished with stylish tiling, a heated towel rail, and abundant natural light streams through the window to the side of the property.

Bedroom 2 - This well-proportioned double bedroom enjoys rear-facing views over the garden, with picturesque outlooks across the countryside and towards St Anthony's Tower. The room benefits from ample built-in wardrobes and is enhanced by charming beams.

Bedroom 3 - A charming double bedroom situated at the front of the property, offering far reaching countryside views. The room benefits from two built-in cupboards with a convenient dressing table set neatly between them.

Bedroom 4 - A double bedroom positioned at the front of the property, offering far-reaching countryside views.

Bathroom - Conveniently positioned between the bedrooms, this bathroom features a bath with an overhead electric shower and a W/C, complemented by a wash basin set within contemporary storage units with cupboards and drawers for a tidy, organised space. The room is finished with neutrally tiled walls and flooring, underfloor heating, a heated towel rail, and abundant natural light streaming through the large frosted window.

Landing - A naturally light-filled landing, illuminated by a picture window overlooking the rear garden and countryside beyond. From here, you can access all bedrooms and the bathroom, while double doors open to a practical airing cupboard housing the hot water tank. The generous space is enhanced by the traditional staircase and beams.

Externally - The property is beautifully framed by a traditional stone wall and attractive borders planted with mature shrubs and flowers adding colour and texture. A pathway leads to the drive providing parking for two vehicles and around the side of the property into the rear garden. The rear garden itself is thoughtfully landscaped, featuring a lush, circular central lawn surrounded by mature, planted borders and trees. A patio directly at the rear of the property provides a perfect spot for potted plants or additional seating, while a well-positioned raised patio offers an ideal space for a table and chairs, with picturesque views over the surrounding countryside, open fields, and to St Anthony's Tower. The garden is accessible directly from the garden room, utility room, and garage and benefits from two traditional stone stores, ideal for housing garden equipment.

Useful Information

Property converted in 1995.

Tenure - Freehold.

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

Heating - Electric panel heaters, Multi-fuel and LPG burner.

Drainage - Septic tank.

Fully functioning solar panels present.

Internet provider- BARN.

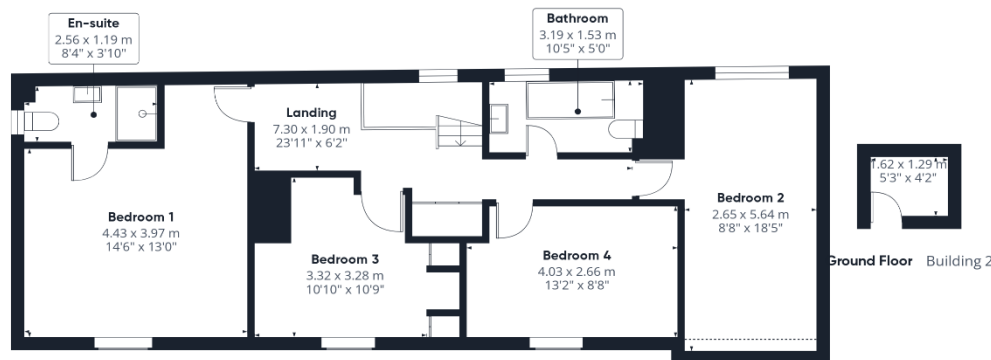
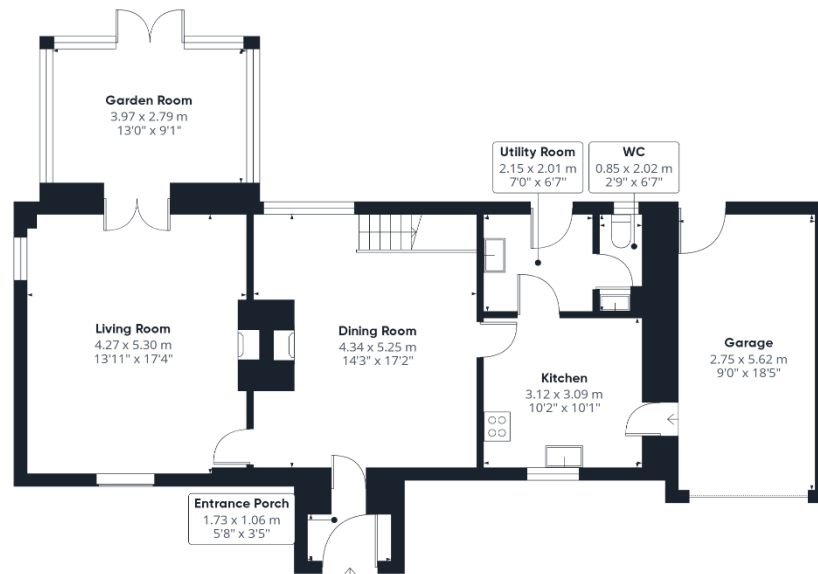
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Floor 1 Building 1

Approximate total area⁽¹⁾

167.5 m²
1803 ft²

Reduced headroom

0.5 m²
6 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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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