WATERHOUSE
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56 Leighton Beck Road – Slackhead



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Freehold £550,000







Features

- Offering enormous potential, this is a rare opportunity to refurbish and reimagine a substantial family home
- Four bedrooms, the principle bedroom with a dressing room and en-suite bathroom
- Generous open-plan living spaces enhanced by large windows and an abundance of natural light
- A generous garage and driveway to comfortably accommodate several vehicles

An exciting opportunity to refurbish and add significant value to this four-bedroom home, occupying a generous plot surrounded by beautiful mature gardens. Offering excellent potential and an enviable setting, the property provides the perfect canvas for a buyer looking to create a truly special home tailored to their own tastes and lifestyle. The main accommodation is arranged on one level and enjoys an elevated position, allowing the property to make the most of its surroundings. A welcoming and spacious hallway sets the tone, leading through to the impressive living room. This bright and airy space is one of the home's standout features, with large floor-to-ceiling windows flooding the room with natural light and framing views of the gardens, whilst a striking stone fireplace creates the focal point. The living room flows openly into the dining area, which comfortably accommodates a large dining table. The kitchen offers an exciting opportunity for modernisation and possible reconfiguration, with the scope to create a superb contemporary living space. The bedrooms are thoughtfully positioned within their own wing of the house. The principal bedroom benefits from a dressing room leading on to a private en-suite bathroom. Bedroom Two is another generous double room, enjoying dual-aspect views and an abundance of natural light. Bedrooms Three and Four are similar in size and provide flexible accommodation, ideal as further bedrooms, home offices or hobby rooms. A separate shower room and WC serve the remaining bedrooms, while a useful boot room, just off the kitchen, completes the main accommodation. Outside, the property continues to impress. The garage is generously proportioned and offers excellent potential for vehicle storage, a workshop or hobby space. Beneath the house, a substantial undercroft provides valuable additional storage and scope for a variety of future uses. The mature wraparound gardens are a particular highlight, offering a wonderful sense of privacy and seclusion. With extensive lawns, established planting and plenty of space for children and pets to enjoy, they create a beautiful setting around the home and further enhance the property's considerable appeal.









Hallway - A generous and welcoming entrance hallway positioned at the front of the property, offering ample space for coats and shoes upon arrival. Featuring a high ceiling that enhances the sense of space, the hallway benefits from two useful built-in storage cupboards and provides access to the living room and bedroom accommodation.

Living Room - A spacious, bright and highly versatile room forming the heart of the home. Enjoying a dual aspect, the living area benefits from large windows overlooking the front and side gardens, allowing natural light to flood the space throughout the day. A striking floor-to-ceiling stone fireplace with a log-burning stove creates an attractive focal point, adding warmth, character and charm. Open to the dining room, the layout offers a wonderful sense of flow, making it ideal for both everyday living and entertaining.

Dining Room - With space for a large dining table seating up to eight people comfortably, this inviting dining room is ideal for family meals and entertaining guests. A large window frames views over the rear garden, while a door provides direct access outside to the front. Conveniently positioned adjacent to the kitchen, it offers both practicality and an excellent flow for everyday living and hosting.

Kitchen - The kitchen is fitted with an extensive range of traditional wooden wall and base units, providing excellent storage and generous worktop space. A charming red Aga creates a striking focal point, complemented by an electric oven with a five-ring gas hob above and tiled splashbacks. There is also space for a freestanding fridge and dishwasher. Enjoying a high ceiling and a window overlooking the rear garden. Positioned adjacent to the dining room, the layout offers exciting potential for reconfiguration, with the opportunity to create a large open-plan kitchen and dining space, ideally suited to modern family living and entertaining.







Utility Room/Boot Room - Accessed both from the kitchen and directly from the rear garden, this versatile space is a valuable addition to the home and lends itself to a variety of uses. The practical tiled floor makes it ideal as a boot room, providing the perfect place to kick off muddy boots and shoes after countryside walks or a day spent gardening. The room also benefits from a built-in cupboard housing the boiler, together with a separate walk-in utility area already fitted to accommodate a washing machine and tumble dryer, whilst offering further space for storage.

Shower Room - Fitted with a generous walk-in electric shower, hand basin and a useful built-in floor-to-ceiling storage cupboard housing the hot water cylinder, with additional space above for storage. The shower area is finished with aqua boarding complemented by tiled splashbacks. There is access to the attic space from here.

WC - A separate WC positioned adjacent to the shower room, fitted with a WC and corner hand basin. Finished with tiled walls, the room provides a practical additional facility.

Bedroom One - A generous double bedroom with views over the front gardens and towards the distant fells, benefitting from a dressing room and en-suite bathroom. The dressing area offers space for fitted wardrobes, storage and a dressing table and is enhanced by natural light from the window. Leading on from the dressing room and fitted with an avocado suite comprising a WC, hand basin and bath with mains-fed shower, alongside a heated towel rail and frosted window.

Bedroom Two - Enjoying views out to the rear and side gardens, this bright and generously proportioned double bedroom benefits from large dual-aspect windows that fill the room with natural light and offering ample space for a range of bedroom furniture.

Bedroom Three – A versatile single bedroom enjoying views over the side garden and benefitting from a useful built-in floor-to-ceiling storage cupboard. The room offers flexibility to suit a variety of needs and would also make an ideal home office, study or hobby room.

Bedroom Four - A further versatile bedroom, similar in size to bedroom three, benefitting from a floor-to-ceiling built-in cupboard for storage with open views to the side garden.

Externally - A traditional stone wall curves gracefully into the driveway that approaches the property, creating an attractive first impression. Bordered by mature hedging and established trees, the generous wraparound gardens provide a wonderful sense of privacy and offer plenty of space to enjoy and really make your own. The driveway provides comfortable parking for five vehicles and leads directly to the garage. Steps rise to the front entrance, while a paved terrace above the garage takes full advantage of the property's elevated position, offering a delightful spot from which to enjoy views across the gardens. The gardens extend around the home, enhancing both the sense of space and seclusion. To the rear, a gravelled and paved seating area provides an ideal setting for outdoor dining and relaxation, complemented by a useful garden shed and greenhouse.

Undercroft - A valuable additional space offering excellent storage potential, with scope to be adapted into a more functional area if desired. Extending beneath the majority of the house, this substantial undercroft benefits from both power and lighting. The initial section provides comfortable standing headroom, before narrowing in places and then opening up again further along, creating a surprisingly spacious and versatile area with a range of possible uses.

Garage - A longer-than-average garage offering excellent storage or workshop potential, benefitting from an up-and-over door, power and lighting. A window provides natural light, creating a practical and versatile space for parking, storage or hobbies.

Useful Information

House built - 1970's.
Council tax band - G (Westmorland and Furness Council).
Water - Metered.
Tenure - Freehold.
Heating - Gas central heating (boiler installed 2020).
Drainage - Septic Tank located at the bottom of the garden.
Two trees have a Tree Preservation Order (TPO) in the front garden.



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Approximate total area(1)

174.6 m²

1879 ft²

Balconies and terraces

48.6 m²

523 ft²

(1) Excluding balconies and terraces

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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