



Temple Bank Estate

Beetham



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Temple Bank

Beetham

Freehold £2,800,000

Set within the historic village of Beetham, Temple Bank is one of South Cumbria's most distinguished private estates — a grand early-19th-century residence accompanied by a beautifully converted Bank Barn, two additional cottages and extensive landscaped grounds. Together, these buildings form a rare and remarkably versatile collection of period homes, each restored with care and unified by heritage, craftsmanship and setting. Temple Bank has been meticulously renewed from the roof down. Every window, system and interior space has been upgraded or redesigned, creating a home where timeless architecture meets quiet, contemporary refinement. Bespoke cabinetry, premium bathrooms, herringbone flooring and a cohesive, elegant palette elevate the property to a standard rarely achieved in period homes. Approached through private grounds and framed by mature trees, stone walls and landscaped terraces, the estate offers exceptional privacy and presence. A substantial stone-built double garage/office building — constructed in traditional Westmorland stone, providing secure parking, storage and potential workspace. Together, these buildings create an estate of rare scale and adaptability — perfectly suited to multigenerational living, guest accommodation, professional staff, or premium holiday-let income. Set within beautifully maintained grounds and positioned in one of the region's most desirable villages, Temple Bank represents a unique opportunity to own a historic yet fully modernised private estate in the heart of South Cumbria. Temple Bank is not simply a home. It is a landmark residence — a place of heritage, beauty and enduring quality.





Kitchen/ family room - The kitchen at Temple Bank is a masterclass in modern luxury – the result of a complete redesign that blends bespoke craftsmanship with a beautifully balanced layout. It is both a showpiece and the true heart of the home.

A striking central island forms the focal point of the room, offering generous preparation space, integrated storage and a natural gathering point for family and guests. The bespoke cabinetry, finished in a timeless shaker style, is paired with premium worktops and high-end appliances, including an AGA, integrated refrigeration and a discreet dishwasher, all chosen to sit seamlessly within the design.

Warm herringbone flooring runs throughout, adding texture and continuity while anchoring the space with a sense of heritage. Soft, layered lighting – including elegant pendants above the island – creates a welcoming atmosphere from early mornings to evening entertaining.

Large windows and a superb ceiling lantern draw in natural light and frame views of the gardens, while the open-plan layout flows effortlessly into a relaxed family area. This thoughtful connection between cooking, dining and living makes the kitchen not only visually impressive but genuinely practical for everyday life.

Every element has been considered, refined and executed to the highest standard, resulting in a kitchen that feels both luxurious and deeply inviting – a true centrepiece of Temple Bank.

Living room - A beautifully proportioned reception room with tall sash windows, a feature fireplace and views across the gardens. Elegant yet inviting, this is a space designed for both quiet evenings and sophisticated entertaining.

Living room - The perfect snug area leading from the formal living room with multi fuel stove - perfect for cosy nights and intimate gatherings.

Dining room - A statement room with generous dimensions and a refined atmosphere. Restored period features blend seamlessly with contemporary lighting and a luxurious finish, creating the perfect setting for hosting.

Boot room/ utility room - A practical yet elegant space with high-quality cabinetry and generous storage. Perfect for country living, with direct access to the gardens and parking areas. The space also includes a wonderful hidden home for the dogs!

Guest bedroom - Accessed by its own staircase leading directly from the kitchen, this self-contained suite offers privacy and flexibility within the main house. Historically part of the staff accommodation, it now provides an independent space ideal for guests, older children, or live-in help.

The bedroom is well-proportioned and practical, with integrated storage and a calm, comfortable feel. Its separation from the main bedroom floor gives it a sense of independence, making it perfectly suited to longer stays or multigenerational living.

En-suite - Adjoining the bedroom is a modern en-suite with a walk-in shower, vanity unit, and quality fittings. The design is simple, efficient, and finished to the same high standard found throughout TempleBank, offering convenience and comfort in a private setting.

Principle bedroom - The principal bedroom is a beautifully curated sanctuary – spacious, serene and finished with refined elegance. Soft, layered tones create a calming atmosphere, while the generous proportions and tall windows draw in natural light and offer peaceful views across the gardens. Every detail has been considered, from the superb fireplace to the quality of the flooring, creating a room that feels both luxurious and deeply restful.

En-suite - The suite flows into a stunning en-suite bathroom, designed and finished to boutique-hotel standards. A walk-in rainfall shower, contemporary tiling and premium brassware sit alongside a sleek vanity and soft, ambient lighting. The craftsmanship is exceptional, with clean lines, flawless installation and a palette that blends warmth with modern sophistication. It is a space designed for indulgence – elegant, understated and effortlessly stylish.

Bedroom 2 - Each of the additional bedrooms has been thoughtfully designed to offer comfort, style and versatility. Generous in size and beautifully finished, they feature soft neutral décor, high-quality flooring and excellent natural light. These rooms lend themselves perfectly to family living, guest accommodation or flexible use such as dressing rooms, nurseries or hobby spaces. The cohesive

design ensures every bedroom feels part of the home's overall aesthetic – refined, calm and inviting.

Bedroom 3

Bedroom 4

Family bathroom - The main bathroom is a standout feature of the upper floor – a luxurious, spa-inspired space that has been completely reimagined as part of the renovation. A freestanding bath forms the centrepiece, positioned to create a sense of calm and retreat. The room is finished with contemporary tiling, premium fittings and a beautifully crafted vanity, all chosen to balance modern luxury with timeless elegance.

Soft lighting, high-quality brassware and meticulous installation elevate the space further, creating a bathroom that feels indulgent yet practical for everyday use.

Attic room 1 - The upper floor of Temple Bank retains the charm and character of its original purpose – once the staff accommodation of the early 19th-century household – yet today it has been beautifully reimagined to suit modern living. These attic rooms are fully carpeted, warm and inviting, with integrated storage built neatly into the eaves to maximise space and practicality.

Full of natural light and quiet separation from the main living areas, this floor offers exceptional versatility. It is ideal for teenagers seeking their own retreat, a dedicated home office suite, creative studio space or additional guest accommodation. The blend of heritage proportions and contemporary comfort makes these rooms a valuable and flexible part of the home, ready to adapt to the needs of modern family life.

Attic room 2

Externally

Temple Bank stands proudly within its own private grounds, enclosed by traditional Westmorland stone walls and mature trees that frame the property beautifully. The approach is both impressive and discreet – a pair of solid gates open onto a sweeping gravel driveway, bordered by established planting and leading to the main house, barn and double garage. The setting immediately conveys a sense of heritage, privacy and permanence.

The house itself is built from finely dressed local stone, its symmetrical Georgian façade softened by climbing wisteria and framed by tall sash windows that flood the interior with light. Every elevation reflects the craftsmanship of its early-19th-century origins, while the restoration has preserved its architectural integrity and timeless elegance.

To the rear, a broad stone terrace extends across the width of the house, providing a perfect space for outdoor dining and entertaining. Beyond, the gardens unfold in tiers – a series of stone-walled lawns and borders planted with mature shrubs, specimen trees and seasonal colour. The design balances formality with natural beauty, creating a tranquil outlook from every principal room.

The walled courtyard offers a sheltered seating area with paved terraces, ideal for summer gatherings or quiet relaxation. The combination of cobbled surfaces, stone steps and climbing plants gives the space a distinctly Westmorland character, blending seamlessly with the surrounding landscape.

A detached stone-built double garage sits within the grounds, designed to complement the architecture of the main house. Its generous proportions provide secure parking and storage, while the gravel forecourt allows ample space for additional vehicles.

The gardens extend to approximately two-thirds of an acre, bordered by mature trees and hedging that ensure complete privacy. From the upper terrace, views stretch across the village and surrounding countryside.

Useful Information

Heating - Mains Gas.

Sewerage - Mains.

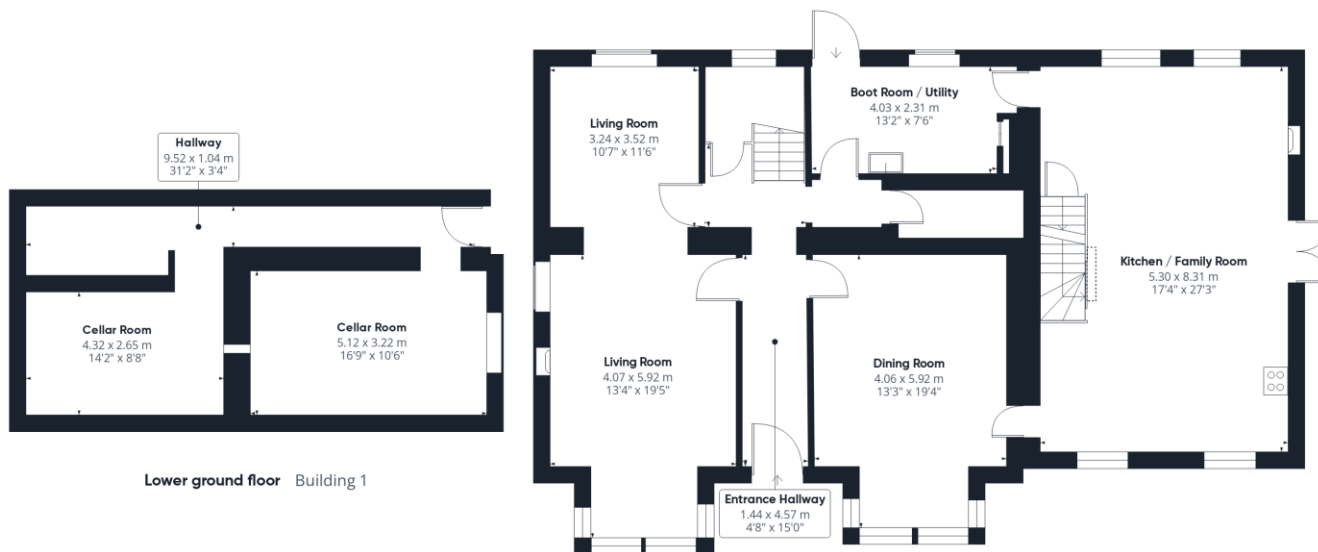
Windows - Handmade Double Glazed Accoya.

The property has been fully renovated to include a new roof and has been fully rewired with new plumbing throughout. The property has been fully lime pointed. Radon - new trap installed within the garage.







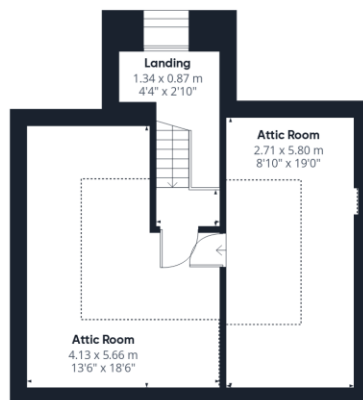


Lower ground floor Building 1

Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1

Approximate total area⁽¹⁾

298.4 m²

3212 ft²

Reduced headroom

23.9 m²

257 ft²

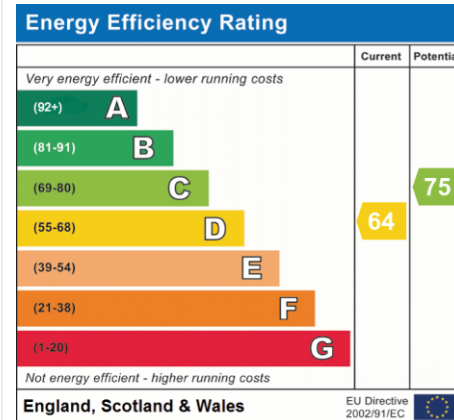
(1) Excluding balconies and terraces

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.

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