



Beechwood, Hincaster
£550,000





Beechwood

Hincaster, Milnthorpe

Situated in the picturesque hamlet of Hincaster, surrounded by beautiful rolling countryside and open rural views, Beechwood is a charming and substantial period home offering character, space and privacy in equal measure. The property enjoys a peaceful semi rural setting whilst remaining conveniently placed for access to both Kendal and Milnthorpe, with the nearby market town of Kendal providing a wide range of amenities, shops, restaurants, schools and transport links. The area is particularly well regarded for its scenic walks, countryside lifestyle and excellent road connections to the Lake District and M6 motorway and Oxenholme mainline station is a 15 minute drive away. Beechwood also benefits from being connected to B4RN (Broadband for the Rural North).

Internally, this elegant semi detached home is rich in period character and offers spacious, versatile accommodation throughout. The ground floor features two impressive reception rooms, both enjoying high ceilings, feature fireplaces and large windows that flood the rooms with natural light whilst framing attractive views of the gardens. To the rear, the property opens into a stunning open plan kitchen and living space, fitted with modern units, integrated appliances, generous work surfaces and a central peninsular, creating an ideal hub for both day-to-day family life and entertaining.

To the first floor are three well proportioned bedrooms, all offering pleasant outlooks and an abundance of natural light, with the principal rooms enjoying the continued charm and proportions expected of a home of this era. The family bathroom is beautifully appointed with a freestanding bath and traditional style fittings, complementing the character of the property perfectly.

Externally, Beechwood sits within generous landscaped gardens that have been thoughtfully maintained and improved, providing an idyllic setting for outdoor dining, entertaining or

- Beautiful three bedroom semidetached period home dating back to circa 1865
- Wealth of character features including high ceilings, ornate cornicing and feature fireplaces
- Two elegant reception rooms with bay/sash windows and excellent natural light
- Stunning open plan kitchen living space with central peninsular and integrated appliances
- Three generous double bedrooms with attractive outlooks
- Stylish family bathroom with freestanding bath and traditional style fittings
- Extensive landscaped gardens with mature trees, lawned areas and planted borders
- Gravel driveway providing ample off road parking and an electric vehicle charger
- Upgraded waste treatment plant and connection to B4RN (Broadband for the Rural North)
- Architect-drawn extension plans available for rear extension/downstairs WC potential

From Kendal head South on A591 and exit at the turning for the A6, at the roundabout take the first exit following the signs to Hincaster. Follow this road until you cross the bridge and then take the right hand turn sign posted for Hincaster. Continue along this road until you enter Hincaster then take the first left on to the lane and the entrance to Beechwood is the first on the left. WHAT3WORDS:

lavished.satin.device

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: G

EPC Environmental Impact Rating:





HALLWAY

4' 8" x 4' 1" (1.43m x 1.25m)

KITCHEN / LIVING ROOM

25' 9" x 17' 5" (7.85m x 5.30m)

HALLWAY

12' 3" x 8' 7" (3.74m x 2.62m)

LIVING ROOM

15' 7" x 14' 10" (4.75m x 4.52m)

BEDROOM

BEDROOM

16' 1" x 11' 0" (4.90m x 3.35m)

BEDROOM

15' 3" x 12' 4" (4.64m x 3.76m)

LANDING

15' 3" x 6' 6" (4.65m x 1.98m)

BATHROOM

9' 3" x 4' 9" (2.83m x 1.45m)

SERVICES

Mains electric, mains water supply, LPG heating system, waste treatment centre (biogas) installed in 2022, fibre broadband.

EPC RATING G

COUNCIL TAX BAND currently Band E

TENURE: FREEHOLD

IDENTIFICATION CHECKS

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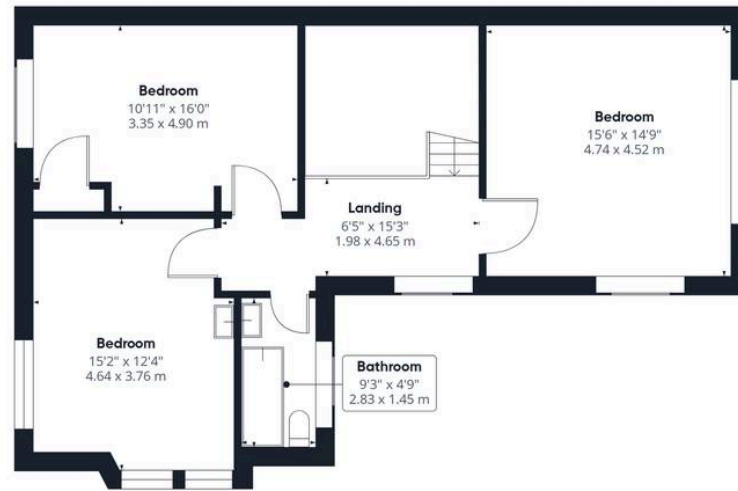








Ground Floor



Floor 1



Approximate total area⁽¹⁾

1662 ft²
154.2 m²

(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.

GIRAFFE360

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