



Wayside
Beetham

Freehold £475,000



WATERHOUSE
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Local, Professional Property Services

Wayside Beetham

This charming three-bedroom stone cottage has been comprehensively renovated to an exceptional standard, seamlessly blending traditional character with modern comfort.

Thoughtfully restored and beautifully presented throughout, the property offers well-proportioned living accommodation and three comfortable bedrooms, each finished with impressive attention to detail. The ground floor comprises a generous living room centred around a characterful log-burning stove, a well-equipped kitchen diner ideal for everyday living and entertaining, a practical utility room, and a convenient WC. On the first floor are three bedrooms - the principal bedroom benefitting from an en-suite, together with a bright and stylish shower room serving the remaining two bedrooms. To the rear, the property offers a private garden and parking area, enjoying peaceful views across the surrounding countryside. This tranquil setting enhances the cottage's sense of space, privacy, and rural charm, making it a wonderful place to call home.



GROUND FLOOR

Living room – A bright and spacious living room featuring two front-facing windows with deep sills and a characterful log-burning stove. A wooden floor runs throughout, and the staircase is situated here, leading up to the first floor.

Kitchen/ diner – A sleek and modern shaker-style kitchen offering ample storage and stylish grey work surfaces. Integrated appliances include an oven, induction hob with extractor above, and a dishwasher, with space provided for a tall fridge freezer. There is also room for a dining table to comfortably seat four, complemented by a continuation of the wooden flooring from the living room.

Utility room – A useful separate room discreetly housing the washer and dryer, with its own access from the rear. It features additional floor-to-ceiling shaker-style cabinetry for storage, a sink, continued wooden flooring, and space for hanging coats and bags.

WC - A convenient ground floor WC comprising a toilet and hand basin set within a vanity unit, along with a heated towel rail and wooden flooring—a practical and welcome addition.

FIRST FLOOR

Bedroom 1 – A bright double bedroom with front-facing views over the nearby playing fields.

En-suite - A sliding door from the main bedroom reveals the en-suite, featuring a concealed cistern WC, mains-fed shower, hand basin set within a vanity unit, and a heated towel rail.

Bedroom 2 – Another bright double bedroom featuring countryside views through a deep-silled window.

Bedroom 3 – A double bedroom featuring a frosted glass window, providing added privacy.

Shower room – A bright shower room featuring a mains-fed shower cubicle, a hand basin set within a vanity unit, a concealed cistern WC, and a heated towel rail.

Externally – A delightful walled garden, offering a secure and private setting to enjoy, with the majority laid to lawn.

Useful information:

Property built – Pre 1900

Tenure – Freehold.

Council tax band – C (Westmorland and Furness Council)

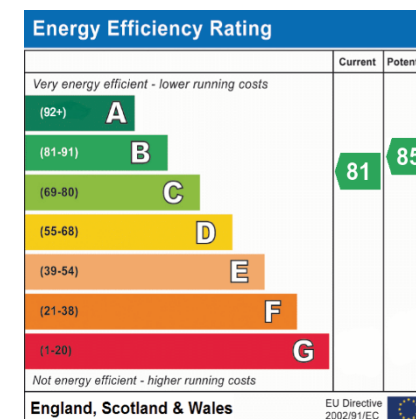
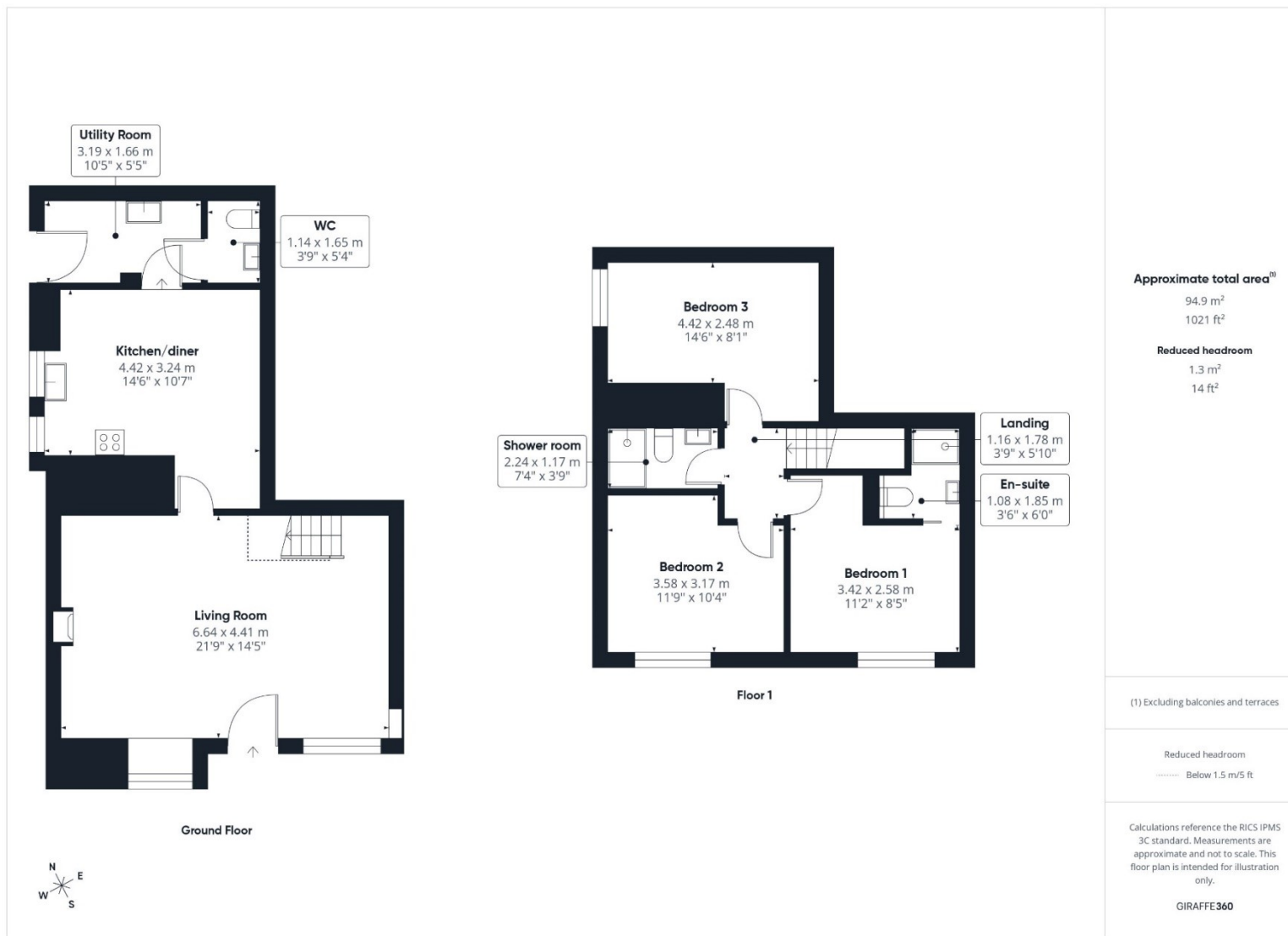
Heating – Gas central heating

Drainage - Mains

New roof and insulation, tanking, new plumbing, new electrics in 2025.

What3Words location - ///plank.distilled.giant





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