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Apartment 2, Beetham House - Beetham





Features

- A generous living room with views out to the garden and river beyond
- A well equipped kitchen with breakfast bar and 2 window seats with beautiful views
- Three double bedrooms
- Two luxurious bathrooms
- Filled with characterful features and an abundance of versatile space

A spacious three double bedroom apartment set within the historic and highly regarded Beetham House and offered to the market with no onward chain. The accommodation is generous in size and offers a versatile layout that will appeal to a range of buyers. The property features a large, light-filled living room with a feature electric fire and lovely views across the communal gardens, creating a calm and inviting space. The well-equipped kitchen provides excellent storage and worktop space, along with a casual dining area positioned to enjoy further garden outlooks. All three bedrooms are comfortable doubles, each benefitting from elevated views and ample space

for freestanding furniture. There are two bathrooms, offering convenience for family living or visiting guests. Throughout the apartment, there are attractive character features that reflect the building's heritage, complemented by the comfort of modern fittings. Externally, the property includes an allocated parking space, with additional visitor parking available close by. The beautiful communal gardens are a real highlight—well maintained and offering a tranquil setting to relax and enjoy the surroundings. Beetham itself boasts the fantastic Beetham Nurseries offering a range of gifts, plants and a popular café, the Wheatsheaf pub, the

Heron Theatre, Heron Corn Mill that hosts a range of different craft activities, the Tea Rooms and village shop and lots more. There are relaxing and exhilarating walks on the doorstep to enjoy with 'The Fairy Steps' and Dallam Deer Park to name but a couple. Just one mile away in the village of Milnthorpe there is a wide array of social activities offered for all ages including sports clubs, choirs and yoga classes. There is a Booths supermarket, 2 pubs, a Spar and petrol station, 2 doctors surgeries, 2 dentists, a vets, several independent shops and a variety of eateries available.



Entrance hallway - An impressive entrance sets the tone for the apartment, with high ceilings, ornate cornicing and decorative plasterwork enhancing the sense of grandeur. The space is generous, offering plenty of room to remove coats and shoes in comfort. The hallway extends to provide access to all rooms and includes a deep, floor-to-ceiling mirrored cupboard, offering excellent storage.

Living room - Full of natural light from two large sash windows, each with charming window seats, this is a wonderfully inviting space. A feature electric fire with a granite surround creates a cosy focal point, while the room comfortably accommodates a dining table and flows naturally through to the kitchen. It's an ideal setting for spending time with the whole family, with elevated views across the gardens and towards the river beyond.

Kitchen - Located just off the living room, this well-equipped kitchen features a generous range of cream farmhouse-style base and wall units, along with integrated appliances including a dishwasher, fridge, freezer and microwave, plus a wonderful electric range cooker. Granite work surfaces extend into a wooden peninsula to form a practical breakfast bar, ideal for casual dining. Two window seats create an inviting spot to sit and enjoy the lovely views over the garden.

Bedroom 1 - A generously proportioned main bedroom elevated by its tall ceiling, creating an immediate sense of space, calm and refinement. The front-facing sash window draws in natural light.



Bedroom 2 - A serene double bedroom enjoying lovely views over the rear garden and towards the river through its large window. The space includes an elegant sink-dresser style unit housing the washing machine and tumble dryer, adding both character and convenience.

Bedroom 3 - A bright and welcoming double bedroom with abundant natural light and front-facing views, enhanced by a charming, characterful window seat.

Shower room - A contemporary shower room featuring a shower cubicle with a mains-fed shower, WC, and a hand basin set within a sleek vanity unit. Finishes include grey tiling to the walls and floor, underfloor heating, and a tall heated towel rail for added comfort with a built-in cupboard housing the water tank.

Bathroom - A beautifully finished bathroom featuring a trapezoidal bath with a handheld shower attachment, wall-mounted controls, and an overhead rainfall shower head. The suite includes a WC, hand basin, and a heated towel rail, complemented by underfloor heating and modern tiled walls and flooring that create a sleek, contemporary feel.

Externally - At the front of the property, a private gravelled parking area offers designated spaces for residents, including one allocated specifically to this apartment, with additional visitor parking available in a nearby car park. To the rear, a generous and beautifully maintained private garden—mainly laid to lawn and framed by mature trees, shrubs, and colourful planting—provides an exclusive outdoor retreat for the apartment owners. The River Bela flows close by, adding to the peaceful setting.

Useful Information

Tenure - Leasehold.

- 999 years from 1981.

- £25 ground rent per annum.

- No management charge.

- £163 service charge per month and £50 per month into a sinking fund (car park, visitors car park, driveway and verges, grounds maintenance, communal electricity of outside lights, joint stairway, all fire alarms and maintenance, buildings maintenance, outside painting, guttering and outside drain pipes, upkeep of the septic tank and pipes)

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

Heating - Modern, recently fitted 'Roointe' electric radiators including 3 'SMART' Roointe radiators.

Drainage - Septic tank (fully compliant with current regulations).

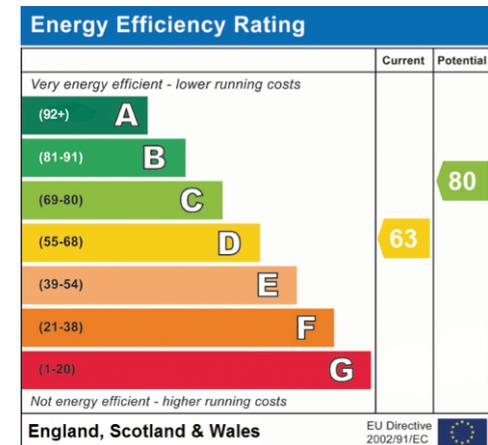
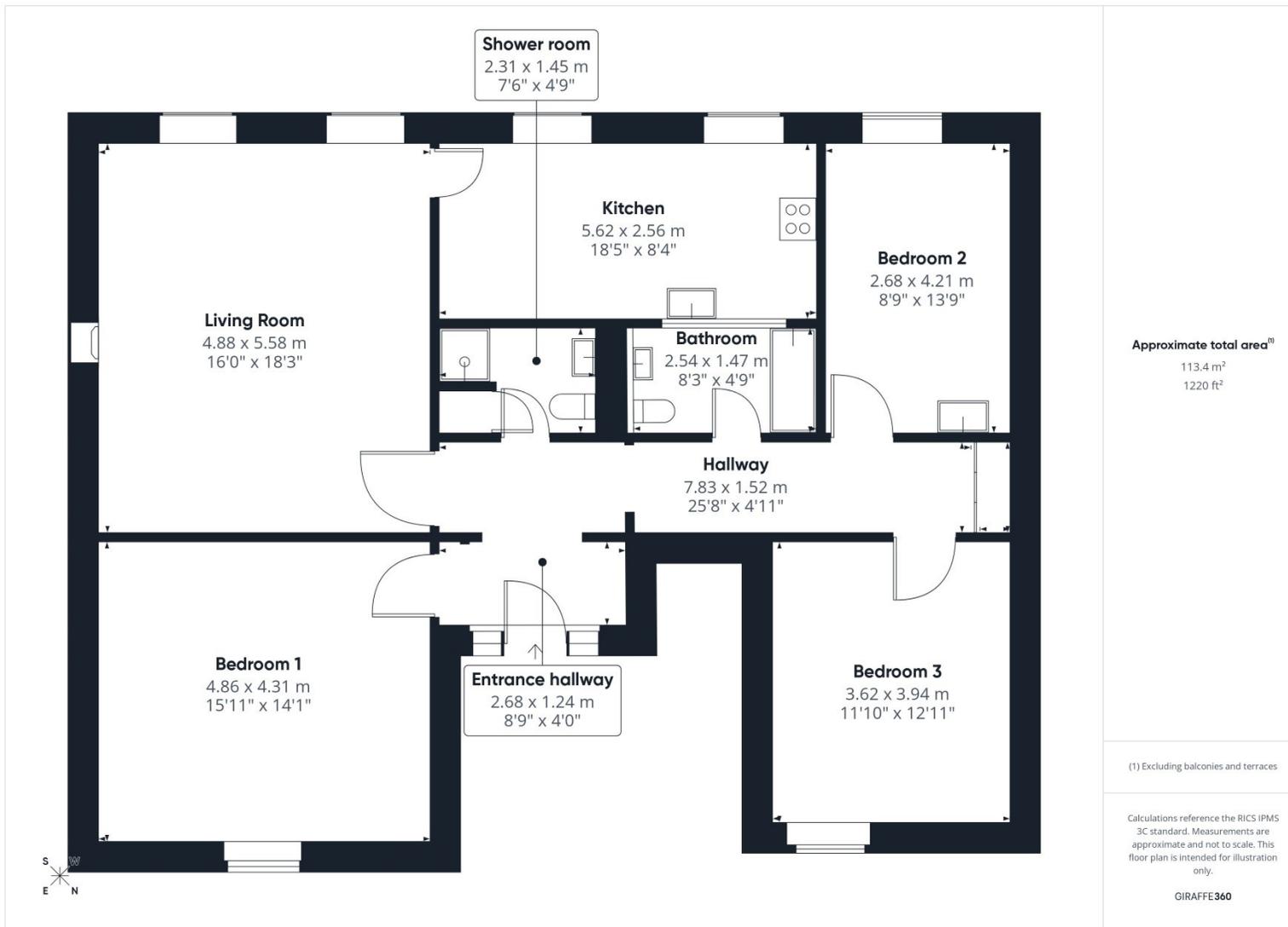
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