



Wood Lea  
Temple Bank Estate, Beetham



WATERHOUSE  
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# Wood Lea

Temple Bank Estate,  
Beetham

Wood Lea is a neat and well-kept two-bedroom cottage positioned beside Wayside, offering practical and comfortable accommodation within the estate. The property provides straightforward, well-proportioned living space and works perfectly for live-in staff, visiting family, or as a useful rental opportunity for additional income.

With its own garden area and parking, Wood Lea enjoys a pleasant outlook towards the surrounding fields and benefits from a quiet, tucked-away position. Simple, functional and easy to maintain, it adds valuable flexibility to the estate without demanding the same level of attention as the larger properties.



**GROUND FLOOR**

Entrance porch - A warm and welcoming entrance space, offering practical room to store coats, shoes and bags, complemented by a rich wooden floor.

Living room - A charming and cosy room featuring a striking log-burning stove set on a slate hearth with a stone mantle, enjoying front-facing views and complemented by alcove shelving to one side.

Kitchen - A bright and stylish kitchen fitted with grey shaker-style base and wall units, complemented by lighter work surfaces. Integrated appliances include an oven with induction hob and extractor above, alongside a dishwasher and space for a tall fridge freezer. A stable door provides access to the outside, while a wooden floor and tall feature radiator complete the space.

Hallway - Providing access to the living room, kitchen, and ground floor shower room, as well as the staircase leading to the first floor. There is also a useful under-stairs cupboard, currently utilised as a utility space with plumbing for a washing machine and the benefit of a window providing natural light.

Shower room - A bright and valuable addition to the ground floor, featuring a mains-fed shower, hand basin with vanity unit below, WC, and a heated towel rail, with a window providing plenty of natural light.

**FIRST FLOOR**

Bedroom 1 - A front-facing double bedroom enjoying delightful elevated views across the surrounding countryside

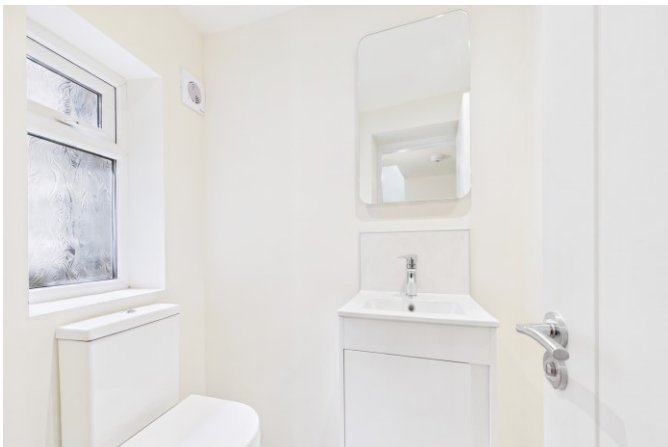
Bedroom 2 - Mirroring bedroom one, this is another front-facing double bedroom, also enjoying beautiful outlooks across the surrounding countryside.

Shower room - A bright and well-appointed shower room featuring a mains-fed shower with both a rainfall shower head and handheld attachment, along with a WC and hand basin set within a vanity unit. The room is completed by a heated towel rail for added comfort.

Externally  
A modest and well-maintained gravelled garden, offering a secure and private space with room for outdoor seating—ideal for relaxing and entertaining family and friends.

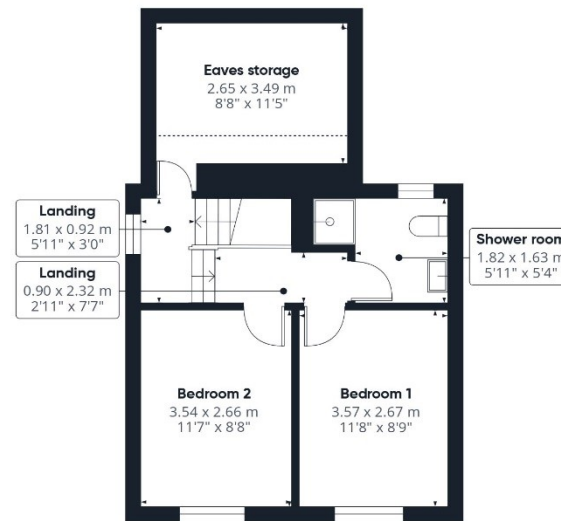
**Useful information**

- House built - Pre 1900s
- Tenure - Freehold
- Council tax band - C (Westmorland and Furness Council)
- Heating - Gas central heating.
- Drainage - Mains
- Full interior renovation, replacement of exterior front rendering, complete re-wire, new plumbing, new bathrooms, new kitchen in 2026
- What3Words Location - ///filer.clips.keyboards





Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**

71.4 m<sup>2</sup>  
769 ft<sup>2</sup>

**Reduced headroom**

6.7 m<sup>2</sup>  
72 ft<sup>2</sup>

(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.

GIRAFFE360

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