WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

The Spinney – Lower Haverflatts



The Spinney – Lower Haverflatts

Freehold £319,995







Features

- A beautiful, stone-built barn conversion
- Three bedrooms
- Offered with no onward chain
- Integrated garage and driveway
- A separate dining room with access out to the garden
- Spacious living accommodation
- Peaceful location surrounded by open countryside

A delightful three-bedroom barn conversion brimming with character and charm and offered with no onward chain. Situated in a peaceful rural setting, the property enjoys lovely open countryside views and a tranquil rear garden. There is parking for one vehicle along with an integrated garage. The accommodation is rich in original features, including exposed wooden beams and built-in storage throughout. The ground floor comprises of an inviting entrance hall, a WC, a well-appointed kitchen, a cosy living room with a vaulted ceiling and log burning stove, a separate dining room, and access to the integrated garage. Upstairs, the first floor features three bedrooms, a characterful landing, and a shower room. Lower Haverflatts is a small, rural residential area of 7 properties located just outside Milnthorpe. Milnthorpe is a bustling village offering a great selection of local amenities as well as a nursery, primary school and secondary school which are all within five minutes walking distance of the property. The M6 motorway can be reached within 10 minutes and there is a regular bus service that runs 7 days a week from Lancaster up to Keswick in the Lake District. Milnthorpe benefits from having 2 doctors surgeries, 2 dental practices, a Pharmacy, an opticians, a petrol station, a vets and much, much more and plays host to an array of social activities for all ages ranging from baby and toddler groups and youth groups to coffee mornings and sports clubs. There is a supermarket, 2 pubs, several independent shops and a variety of eateries.









GROUND FLOOR

Entrance hallway - A welcoming hallway with a wooden effected tiles and space to remove coats and shoes.

Living room - A cosy and inviting living room enjoying dual-aspect views over the gardens and open countryside. The space is enhanced by a charming vaulted ceiling with exposed wooden beams and warm wooden flooring. A feature log-burning stove creates a welcoming focal point, while patio doors provide direct access to the garden—perfect for blending indoor and outdoor living.

Kitchen - Fitted with a range of cream gloss cabinetry, wood-effect work surfaces, subway tile splashbacks, and complementary matching flooring. Integrated appliances include an oven, induction hob with extractor hood above, fridge, washing machine, and countertop dishwasher. A front-facing window offers views over the courtyard.

Dining room - A welcoming dining room featuring a warm wooden floor that complements the rustic wooden mantel above the corner open fireplace. A door opens directly out onto the rear garden and patio - ideal for al fresco dining and entertaining.

W.C - The ground floor W.C offers a W.C and a wall mounted hand basin and is a must have for every home!







Garage - Accessed through a front-facing up and over wooden door, sheltered by a porch, as well as via an internal door from the living room. The space is equipped with both light and power.

FIRST FLOOR

Bedroom 1 - A front-facing double bedroom featuring charming exposed wooden beams and a convenient built-in double-door cupboard for storage.

Bedroom 2 - Bright and welcoming, this bedroom benefits from a front-facing Velux window and includes a built-in cupboard over the stairs for practical storage.

Bedroom 3 - A versatile third bedroom enjoying lovely open views over the rear garden and rolling countryside beyond.

Shower room - Fitted with a quadrant shower cubicle, WC, and a hand basin set within a storage vanity unit. The room combines white tiled walls with characterful wood-panelled sections, complemented by dark floor tiles for a stylish contrast. A Velux window enhances the space with natural light.

Landing - A naturally bright landing featuring a large Velux window and characterful exposed wooden beams. The space provides access to all first-floor rooms and includes a bespoke built-in corner unit for convenient storage.

Externally

To the front of the property, a block-paved driveway provides space for one vehicle, with a path leading past a deep border and limestone wall that brightens the area. The rear garden opens up to reveal a spacious, predominantly lawned area with a stepping stone path to the bottom of the garden, featuring a patio seating space just outside both the dining and living room. Mature hedges and trees provide privacy and security, with a traditional stone wall at the rear offering views over to the countryside beyond. A shed provides useful storage, and the tranquil surroundings make it the perfect spot for relaxation.

Useful Information

Property converted in 1995.

Tenure - Freehold.

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

Heating -Electric storage heaters.

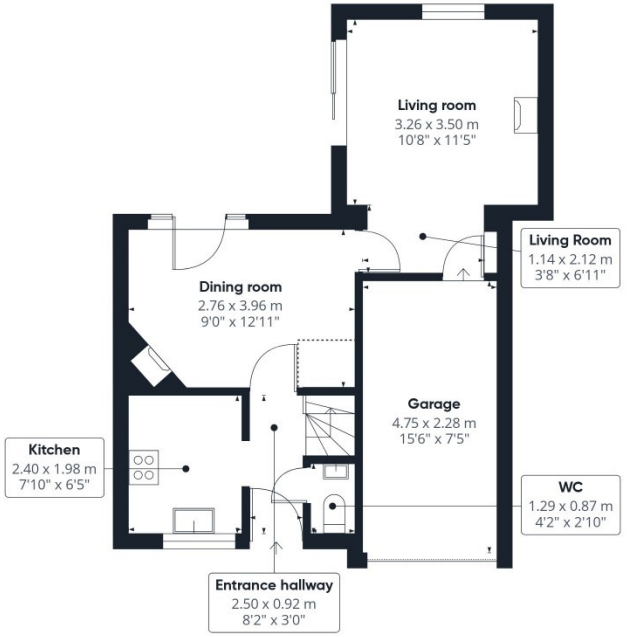
Mains water and electric.

Drainage - Septic tank.

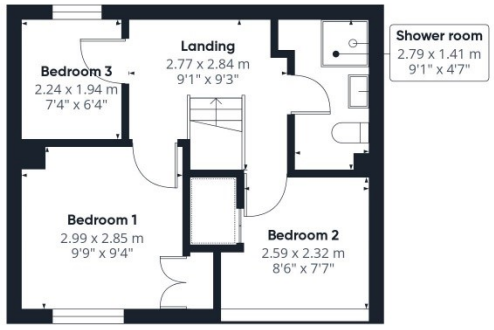
What3Words location - ///pictured.barmaid.clays.



The Spinney – Lower Haverflatts



Ground Floor



Floor 1

WATERHOUSE ESTATE AGENTS

Approximate total area(1)

75.5 m²

812 ft²

Reduced headroom

0.8 m²

8 ft²

(1) Excluding balconies and terraces

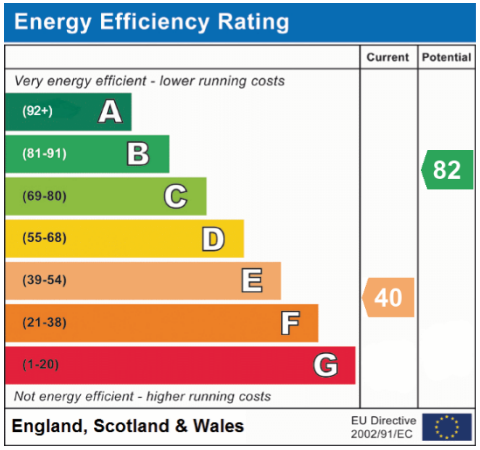
Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Waterhouse Estate Agents
10 Park Road, Milnthorpe
LA7 7AD

Tel: 01524 760048

info@waterhouseestates.co.uk
www.waterhouseestates.co.uk

WATERHOUSE ESTATE AGENTS
Local, Professional Property Services

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Waterhouse Estate Agents for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.