



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services



Temple Bank Barn, Temple Bank Estate - Beetham



Temple Bank Barn forms part of the Temple Bank estate — a beautifully restored late-18th/early-19th-century bank barn that predates the main house and stands as one of the region's finest examples of early agricultural architecture. Now fully converted and operating as a successful holiday let, it combines heritage character with contemporary design, offering exceptional flexibility for lifestyle use, multigenerational living or premium rental income. Originally built as a working bank barn, the building retains its distinctive proportions and robust stone construction, while the conversion has introduced light,

space and modern comfort. The result is a home that feels authentic yet refined — a rare blend of history and practicality. Beetham itself boasts a wealth of local amenities and attractions, including the renowned Beetham Nurseries, which offers an excellent selection of gifts and plants alongside a popular café. The village is also home to the Wheatshaf pub, the Heron Theatre, and Heron Corn Mill, which regularly hosts a variety of craft activities. Additional highlights include the Tea Rooms, a well-stocked village shop, and much more. For those who enjoy the outdoors, there are both relaxing and invigorating walks right on the doorstep, with highlights

such as the Fairy Steps and Dallam Deer Park. Just one mile away, the village of Milnthorpe provides an even wider range of amenities and social opportunities for all ages, including sports clubs, choirs, and fitness classes. The village also benefits from a Booths supermarket, two pubs, a Spar with petrol station, two doctors' surgeries, two dental practices, a veterinary clinic, a selection of independent shops, and a variety of cafés and restaurants.



Kitchen/ living area - Temple Bank Barn forms part of the TempleBank estate — a beautifully restored late-18th/early-19th-century bank barn that predates the main house and stands as one of the region's finest examples of early agricultural architecture.

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Cloakroom - A guest cloakroom is discreetly positioned near the staircase, maintaining convenience without interrupting the open flow of the room.

Games room/Mezzanine - Above the main living area, a striking mezzanine level adds a further dimension to the barn's design.

This versatile space currently serves as a games room, complete with exposed beams, glass balustrades and a commanding view over the vaulted living area below. It's equally suited to use as a home office, studio, or additional guest accommodation — a flexible, characterful space that enhances the barn's appeal.



Bedroom 1 - A well-proportioned double bedroom positioned on the ground floor, offering comfort, privacy and a calm sense of retreat. The layout is practical and uncluttered, with ample space for storage and easy access to the adjoining shower room. Its location makes it ideal for guests, family members or longer-stay visitors, providing independence within the barn's overall design.

En-suite - Directly accessed from the bedroom, this modern shower room is finished to a high standard, with a walk-in shower, contemporary fittings and a well-planned layout that maximises comfort and usability. It provides the convenience of a private bathroom, enhancing the appeal of the ground-floor accommodation for guests or multigenerational living.

Bedroom 2 - The second ground-floor bedroom mirrors the proportions and versatility of the first, offering another generous double room with its own dedicated shower room. Its position within the barn makes it perfectly suited to visiting couples, older children or as a flexible sleeping arrangement for holiday-let guests.

En-suite - Serving Bedroom 2, this private shower room provides modern convenience with a walk-in shower, fitted vanity and quality fixtures. The design is simple, efficient and consistent with the barn's overall standard of finish, ensuring comfort and ease of use for guests.

Utilities room - A handy separate room offering space for a washing machine and dryer, along with additional storage, featuring a tiled floor and underfloor heating.

Laundry room - A valuable and well-equipped space designed to support longer stays and holiday-let operation. The laundry room offers dedicated space for appliances, storage and housekeeping essentials, keeping the main living areas free from clutter. Its practical layout also offers space for a workshop and additional storage.



Useful Information

Date built - Early 1800's.

Loal Authority - Westmorland and Furness Council.

Heating - Wet under floor heating (boiler installed 2023).

Drainage - Mains.

Electrics installed - 2023.

Double glazed Accoya windows.

Solar panels present

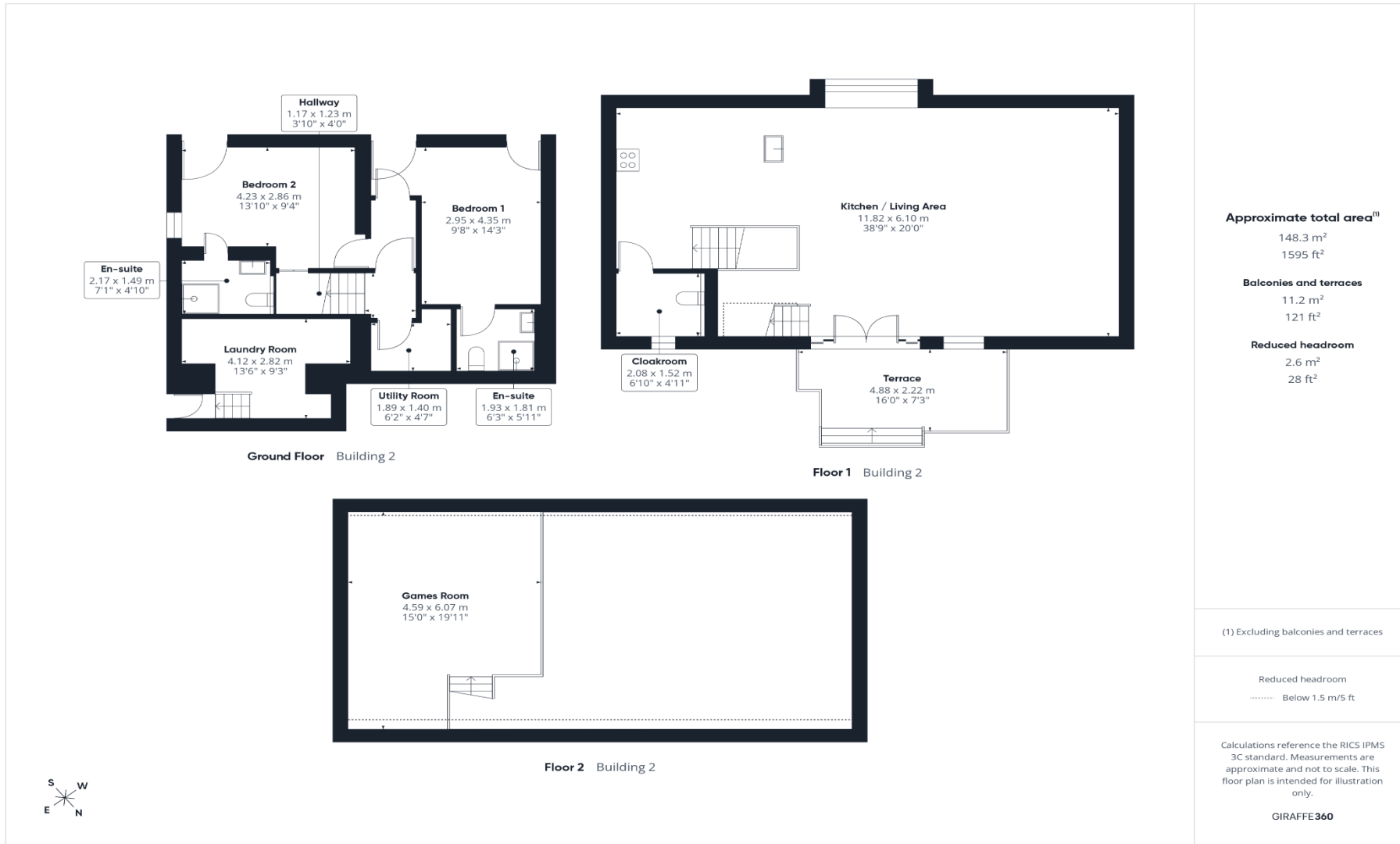
Tenure - Freehold.

What3Words location - ///remains.repelled.shields.





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