



WATERHOUSE  
ESTATE AGENTS  
Local, Professional Property Services

# The Barn – Middle Foulshaw



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Freehold £525,000



## Features

- Five bedrooms - three with generous built in storage
- Two bathrooms - one on the ground floor and one on the first floor
- Open plan living accommodation with additional reception room that used to be the garage
- Fully internally renovated in 2020 with new roof
- New septic tank installed in 2026

A fantastic opportunity to acquire a versatile and spacious home, beautifully renovated throughout and thoughtfully designed with an abundance of fitted storage. The property offers five bedrooms, two bathrooms, three generous reception rooms, along with a well-sized garden and driveway. The ground floor welcomes you with an inviting entrance hall, leading to a spacious games room/ reception room (formerly the garage, with potential to reinstate), an impressive open-plan kitchen and dining area, a comfortable living room with a multi-fuel stove, and a bright snug with french doors leading out to the garden. A conveniently located ground floor shower room completes this level. To the first floor, the

impressive principal bedroom benefits from a full wall of fitted wardrobes, while a second well-proportioned double bedroom also features extensive fitted storage. There is a further single bedroom, alongside a stunning four-piece family bathroom with real wow factor. The second floor provides two additional bedrooms, one of which includes fitted storage, as well as a convenient WC. Externally, the gardens offer something for everyone, including raised vegetable beds, a gravelled driveway for several vehicles, a sheltered parking area, wood stores, a formal lawn, and a variety of seating areas ideal for relaxing or entertaining. This property is offered to the market with no onward chain. Please note that a Local

Occupancy clause applies. Middle Foulshaw is a highly desirable rural hamlet near the popular village of Levens, comprising a small collection of attractive homes set within open countryside. Enjoying a peaceful setting on the edge of the Kent Estuary, the area benefits from far-reaching views and a tranquil atmosphere, while remaining conveniently placed for access to the A590, Kendal, and the wider Lake District. Nearby amenities in Levens and Milnthorpe, together with the surrounding natural beauty and proximity to Foulshaw Moss Nature Reserve, make this a wonderful location for those seeking a blend of countryside living and connectivity.



## GROUND FLOOR

**Entrance hallway** - A spacious entrance hall welcomes you into the home, offering ample room for removing and storing coats, shoes and bags. It features a practical feature tiled floor with cosy under floor heating, a high ceiling, and a storage cupboard. From here, there is access to the large reception room (formerly the garage), the shower room, and the main hallway.

**Hallway** - Connecting the entrance to the main living areas, this hallway offers two built-in cupboards for convenient storage and access to the staircase leading up to the first floor. A window on the stairs allows natural light to brighten the area and there is under floor heating here.

**Kitchen/ diner** - A spacious and versatile area that seamlessly combines the kitchen and dining space, all unified by a stylish tiled floor with luxurious under floor heating. The kitchen is fitted with navy base and wall units, complemented by wood block work surfaces and tiled splashbacks. It features a Belfast sink, integrated dishwasher, and provides space for a large American-style fridge freezer and range-style cooker. The layout flows effortlessly into the dining area, which comfortably accommodates a table for eight. This space is open to the living room, creating an inviting and sociable environment ideal for both everyday living and entertaining.

**Living room** - A cosy yet open space, seamlessly connected to the dining area and snug/playroom. A multi-fuel stove serves as an inviting focal point, adding warmth and character. With ample room for the whole family, it's an ideal place to relax and spend time together.





Snug/ play room - With views over the rear garden and bathed in an abundance of natural light, this is a wonderfully versatile space with feature wooden clad walls. French doors open out onto the garden, creating a seamless connection between indoors and outdoors, while the room's open aspect to the living area enhances its sociable feel. An ideal additional space, easily adapted to suit your needs.

Reception room/ games room - Formerly a garage—with potential to be reinstated if desired—this generously sized space has been transformed into a games room. It offers an excellent setting for social gatherings or a dedicated area for teenagers to enjoy. To the rear, there is provision for a washing machine and dryer, while side windows allow natural light to brighten the room, enhancing its welcoming feel.

Shower room - A well-proportioned room featuring a shower cubicle with a mains-fed shower, WC, and a hand basin set within a vanity unit, providing useful storage. The space is finished with a continuation of the tiled flooring from the entrance hall with under floor heating, creating a cohesive and practical design.

#### FIRST FLOOR

Bedroom 1 - A spacious, light-filled double bedroom featuring a full wall of fitted wardrobes, offering excellent storage while maintaining a clean and uncluttered feel.

Bedroom 2 - Two windows allow natural light to flood this well-proportioned double bedroom, which also benefits from a full wall of fitted wardrobes, offering ample storage.

Bedroom 3 - A well-proportioned single bedroom that offers excellent versatility, making it equally suitable as a nursery, dressing room, or home office.

Bathroom - A stunning four-piece bathroom with real wow factor. The elegant roll-top bath takes centre stage as the focal point, complemented by a spacious walk-in mains-fed shower with an additional handheld attachment, WC, and twin hand basins. Finished with a feature tiled floor and fresh blue and white tiled splashbacks the room is filled with natural light and enjoys dual-aspect views, creating a bright and luxurious feel.

#### SECOND FLOOR

Bedroom 4 - A lovely, bright and well-proportioned single room, enhanced by two Velux windows that allow natural light to flood the space.

Bedroom 5 - Another generously sized single bedroom, featuring a wall of fitted storage and a Velux window that brings in plenty of natural light.

WC - A cleverly designed WC making excellent use of the space, featuring a WC and hand basin, along with a built-in eaves cupboard for additional storage. Finished with tiled splashbacks for a practical and stylish touch.

Externally - The gravelled driveway provides ample parking for up to three vehicles, complemented by a sheltered double carport for additional cover and parking if required. To the left, on approach to the front door, there is further parking available, along with a wooden log store and raised vegetable beds, all bordered by mature hedging to create a sense of privacy. To the right of the driveway, access leads to a lawned garden, enclosed by natural hedging and offering plenty of space for children and pets to play. This in turn leads to a sheltered pergola, beautifully enveloped by mature climbing plants, providing both shade and a tranquil outdoor seating area. Beyond, a raised section features built-in seating, perfect for entertaining or relaxing, along with a useful stone-built storage space and an additional open wood store.

#### Useful Information

Tenure - Freehold.

Heating - Oil central heating.

Drainage - Fully compliant shared septic tank installed in 2026.

Fully internally renovated in 2020.

Please note - a Local Occupancy clause applies.

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

Wet under floor heating system (not electric).

New roof in 2020.

Hard wired CCTV system and anti theft zonal alarm system.

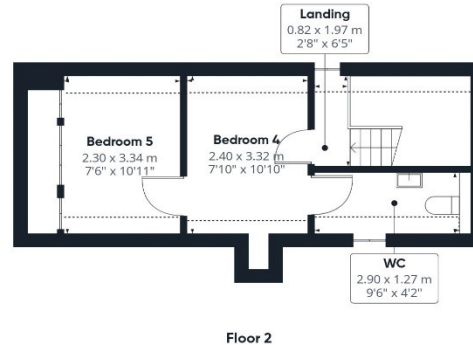
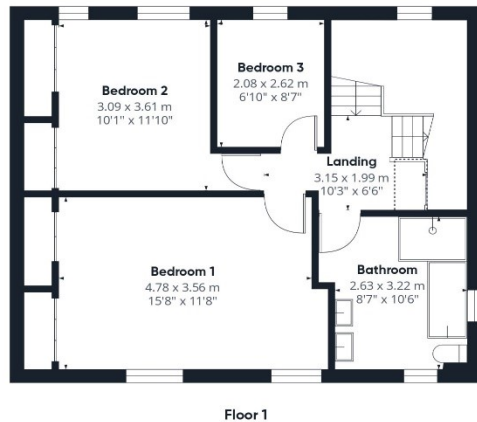
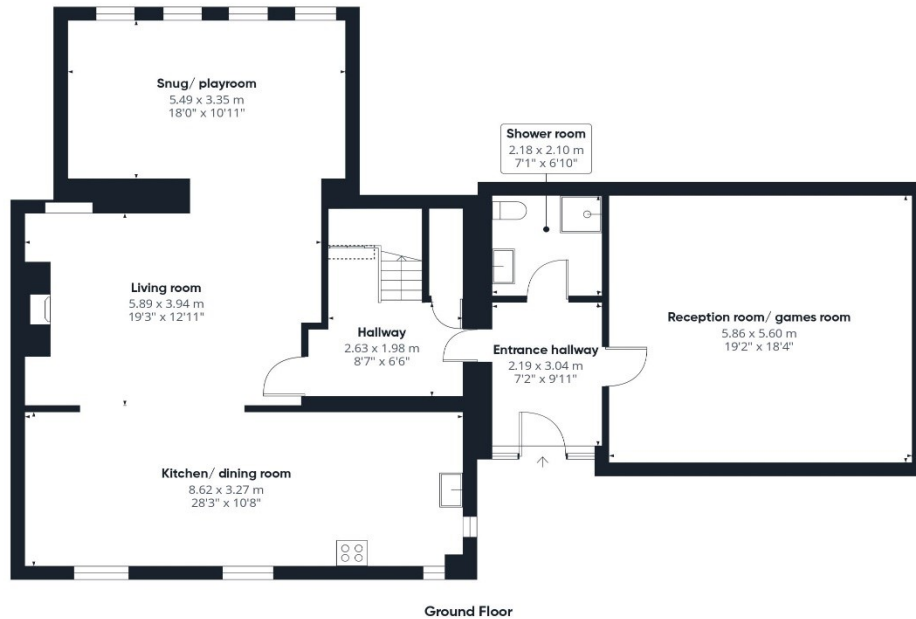
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Approximate total area<sup>(1)</sup>  
202.7 m<sup>2</sup>  
2181 ft<sup>2</sup>

Reduced headroom  
5.4 m<sup>2</sup>  
58 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	68
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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