



3 BLACKBERRY HILL, LEIGHTON BECK ROAD, SLACK HEAD, MILNTHORPE,
CUMBRIA, LA7 7AX
£450,000

MILNE MOSER
SALES + LETTINGS

- Desirable Location with good access to Milnthorpe, Arnside and Silverdale
- Close to Fairy Steps and Countryside Walks
- Garage and Allocated Parking
- Gas Central heating
- Double Glazing (some UPVC)
- Viewing Essential



4



1



2



GARAGE & PARKING

OVERVIEW

Blackberry Hill is an Award Winning crescent shaped development built into the natural limestone that defines our local area. Designed and built during the 1970s each property has a slight wedge shape with the accommodation in reverse layout to take advantage of the views over treetops to countryside beyond. Number 3 sits in the middle of the row and the current owners have completed updates in keeping with the original design. The vaulted ceiling lounge diner is an impressive space with a large dormer window and fantastic view and is semi open plan to the modern kitchen. The bedrooms are on the lower levels and could easily be adapted to extra living space or an office depending on buyer's needs. Each bedroom has access to either the balcony or terrace and there is a modern ensuite and family bathroom. Externally, a cottage style garden has been created at the rear and there is a limestone bank at the front perfect for ferns and hostas. A wonderful family home, the design of which has stood the test of time.

ACCOMMODATION

From the parking area, bridges lead across the limestone bank to each individual property and a glazed door leads into the house. Greeted by the open tread staircase that runs to each floor, the 1970s design is immediately evident. To the side is space for coats and shoes and there is a contemporary cloakroom with modern suite and attractive





panelling to one wall. Entering the lounge diner, pause to take in the vaulted double height ceiling, clad in tongue and groove and the large windows which in frame the treetop view perfectly. The 'crow's nest' style dormer extends out from the house giving a suspended feel and is the ideal place for a reading nook or breakfast table. A couple of steps lead up into the kitchen. Updated in recent years with cream gloss units, quartz effect worktops and modern metro tiling. Electric hob with canopy above, an electric oven, integrated dishwasher and space for a fridge freezer. A large pantry has been retained and there is a pleasant view at the front towards trees.

The open tread staircase leads down onto half landings with the bedrooms and bathroom leading off. The first lower level has two bedrooms, both with access to the balcony and a lovely view. Both have built in wardrobes and the larger, a sink unit. Continuing down, a second landing/hallway has an external door leading to the limestone bank, a generous cupboard for household items and the Vaillant boiler. The bathroom boasts a walk in shower enclosure and separate bath, perfect for busy family mornings and there is modern tiling, a chrome heated towel rail and extractor.

The lowest landing has access to the two final bedrooms and to good sized storage space beneath the stairs - this area is fitted out with shelving and is heated. Having access to the terrace, the larger bedroom has built in wardrobes plus an ensuite shower room. The fourth bedroom would also make lovely home office and also has access to the terrace/garden.



Moving outside, the property has an allocated parking space within the shared parking and turning area plus the valuable addition of a garage in a block at the bottom of the drive. Beneath the bridge walkway is a limestone bank with steps leading to the lower hallway entrance. At the rear of the house is a lovely terrace space with room for patio furniture and a BBQ. Divided from the terrace by steps and large feature rocks, the lawn is edged with shrub and evergreen borders and there flowers beds and a patio.

DIMENSIONS

Lounge Diner 21' 4" x 13' 3"/18' 8" (6.49m x 4.03m/5.70m) max

Kitchen 11' 10" x 6' 10" (3.60m x 2.09m) max

Bedroom 12' 1" x 15' 8" (3.69m x 4.77m) max including wardrobes

Bedroom 7' 6" x 13' 11" (2.29m x 4.24m) average excluding wardrobes

Bathroom 5' 4" x 8' 9" (1.64m x 2.67m) max

Bedroom 12' 4" x 15' 11" (3.75m x 4.85m) max including wardrobe

Ensuite 3' 5" x 6' 2" (1.04m x 1.88m) max

Bedroom 9' 5" x 10' 6" (2.88m x 3.20m) max

DIRECTIONS

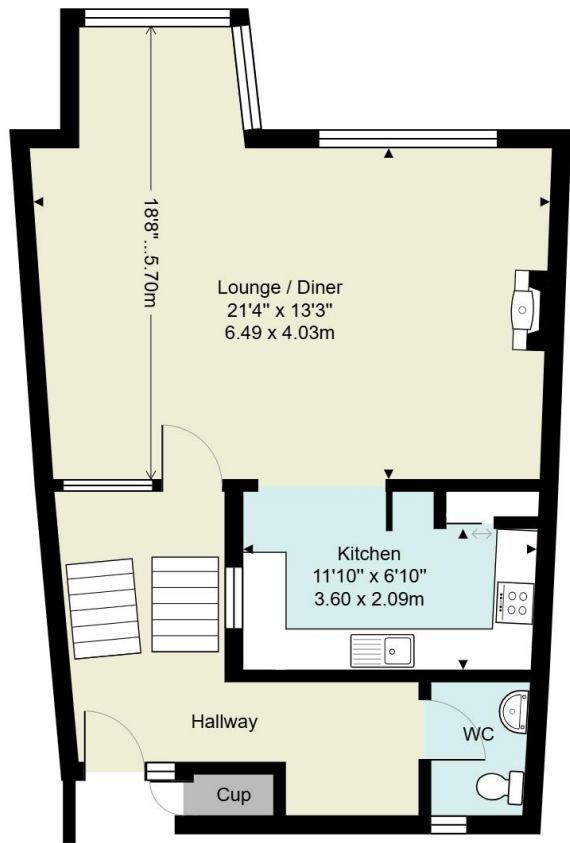
Leaving Milnthorpe on the A6 towards Carnforth, pass Beetham Nurseries on the left and then turn right into Beetham Village. Pass the pub and up out of the village into Slackhead. As the road narrows, Blackberry Hill is visible, elevated above the road. Turn into the driveway on the right just after the development and follow the track up and round into the top parking area.

what3words.com/official.opinion.attic

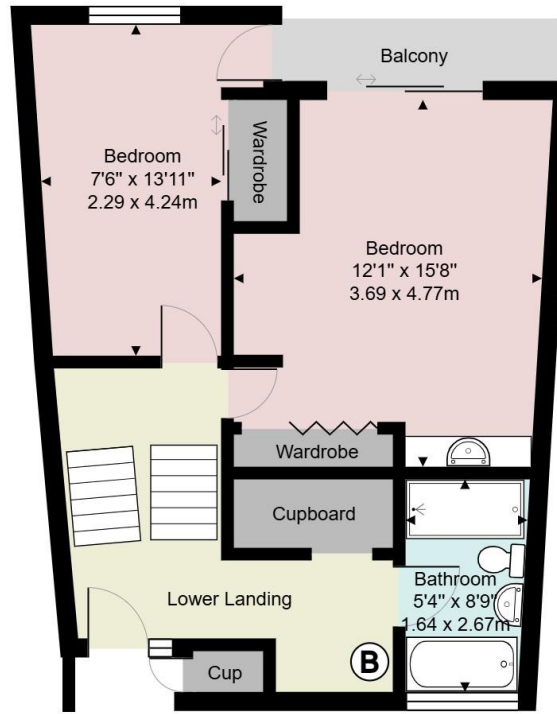




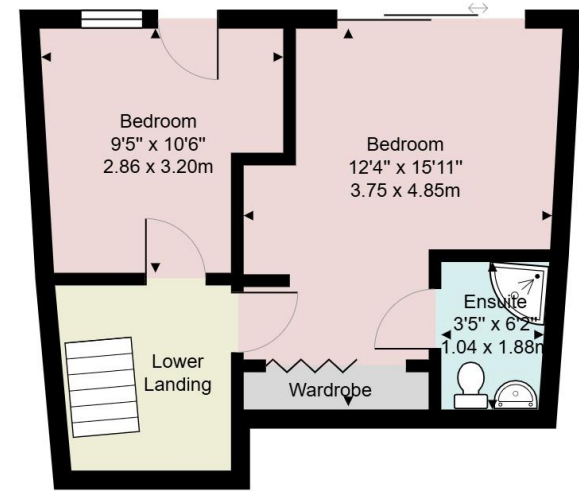




Entrance Level



Ground Floor



Lower Ground Floor

Total Area: 1413 ft² ... 131.3 m² (excluding balcony)

This plan is for illustrative purposes only and should be used as such by any prospective purchasers. The appliances and systems shown have not been tested and no guarantee to their operability or efficiency can be given. Measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

To arrange your viewing contact our Milnthorpe Team

If you would like further information or insights prior to viewing, please contact Lois Clifton

ESSENTIAL INFORMATION

Services: Mains Water, Electric and Gas. Shared Private drainage - Under the General Binding Rules 2020, we ask buyers make their own investigations regarding compliance of the septic tank and take advice from their mortgage lender or legal advisors.

Tenure: Freehold

Council Tax Band: E

EPC Grading: C

KENDAL OFFICE

100 Highgate, Kendal, Cumbria LA9 4HE

Telephone. 01539 725 582

Fax. 01539 723 425

Email. kendalproperty@milnemoser.co.uk

Email. lettings@milnemoser.co.uk

MILNTHORPE OFFICE

Westmorland House, The Square,

Milnthorpe, Cumbria LA7 7QJ

Telephone. 015395 64600

Fax. 015395 63976

Email. milnthorpeproperty@milnemoser.co.uk



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