



BOX TREE COTTAGE, BEETHAM, MILNTHORPE, CUMBRIA, LA7 7AL  
**£390,000**

**MILNE MOSER**  
SALES + LETTINGS



## BOX TREE COTTAGE BEETHAM MILNTHORPE LA7 7AL



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### OVERVIEW

Centrally positioned within the pretty village of Beetham lies Box Tree Cottage - a property that is very much more than meets the eye. The extended accommodation is over three floors with a versatile layout lending itself to a combination of 2/3 bedrooms or 2/3 living spaces. The character and charm of the building has been carefully and considerably retained throughout, the decor is in keeping with the period and age of the cottage and is combined with more modern fitments including gas central heating and double glazed windows. Pitch pine, exposed timbers, windows shutters and period panel doors are all in evidence. A courtyard space at the side envelopes you within the planting, giving privacy and calm.

The location in Beetham is perfect for the historic 11th Century church and 400 year old The Wheatsheaf Inn, both within a stone's throw of the property. The tearooms are just around the corner and Beetham Garden Centre and Cafe across the A6. Countryside walks are easily reached with Fairy Steps and Dallam Estate on the doorstep. For culture and entertainment, The Heron Theatre has regular cinema and stage showings and The Corn Mill, a working 18th Century water mill, is open to the public. Milnthorpe for supermarkets, doctors, dentists, schools is a short drive away. A perfect full time or second home - Box Tree Cottage really must be viewed to be appreciated.







#### ACCOMMODATION

Steps at the front lead to the period front door and into:

#### SITTING ROOM

18' 4" x 12' 0" (5.59m x 3.66m)

A cosy and welcoming room of good proportions, both lounge and dining suites could be easily accommodated. Two double glazed windows with shutters face the front and there is a hearty fire with large cowl, wooden surround, tiled hearth and brass fender. Ceiling light, three picture lights and two radiators.

#### DINING AREA/SNUG

10' 1" x 7' 6" (3.08m x 2.29m)

A double glazed window looks onto the churchyard at the rear and there is feature pitch pine panelling to a wall. Radiator, a ceiling light and picture light. A good sized pantry style cupboard has a light and shelving. The open access to the kitchen gives a semi open plan feel, perfect for family dining or entertaining.

#### KITCHEN

8' 0" x 12' 4" (2.43m x 3.75m)

Overlooking the pretty courtyard to the side, the kitchen has two double glazed windows, two wall lights and a radiator. The oak base and wall units were installed by Panaramer Kitchens at Heversham and there are tiled worktops and splashbacks, a ceramic double sink and under unit lighting. Gas hob with canopy above, an electric oven, microwave and integrated fridge.

#### SIDE ENTRANCE

Used by the owners as a main entrance, stairs lead down to an external door and there are two under house stores with limited head height and one having power. Ceiling light

#### UTILITY ROOM

8' 0" x 4' 7" (2.43m x 1.40m)

A double glazed window faces the front aspect. Plumbing for a washing machine, wall mounted Glow Worm boiler and a butler sink. WC, a radiator, ceiling and wall light.

#### LANDING

Characterful stairs from the dining area/snug up through the house to the second floor. The first floor landing has a double glazed window, a radiator and wall light.





#### BEDROOM

Bedroom 8' 6" x 12' 0" (2.60m x 3.66m)

Dressing Area 8' 0" x 12' 1" (2.44m x 3.69m) max

Semi divided into a bedroom and dressing area, the principal bedroom has two double glazed windows, one with shutters facing the front aspect. Cast fire surround with adjacent period cupboard, two radiators, a ceiling light and wall light. The dressing area has two double and two single built in wardrobes.

#### BEDROOM

7' 11" x 11' 10" (2.41m x 3.61m)

Also facing the front elevation, the second bedroom has a ceiling light, radiator and double glazed window with shutters.

#### BATHROOM

8' 0" x 8' 3" (2.44m x 2.52m)

In keeping with the Victorian feel of the property, the bathroom is fitted with a roll top bath with mixer attachment, a WC and a period style wash stand basin. Stained wood panelling, a radiator, ceiling light and shaver point. A double glazed window at the side looks onto trees.

#### SECOND FLOOR

The stairs continue from the first floor directly into:

#### LIVING ROOM/BEDROOM

18' 1" x 20' 1" (5.52m x 6.13m) max

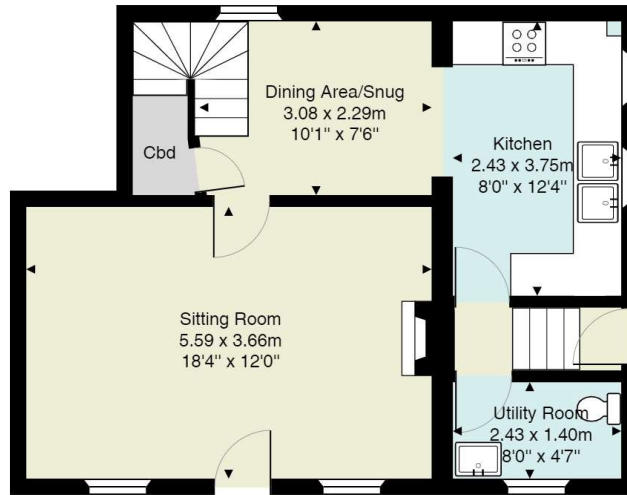
An impressive versatile double height room with exposed A frame beams, painted stonework walls and double glazed windows to both the front and rear. An attractive wooden fire surround with mantel, decorative panel and cast inset provides a focal point. Four radiators and three wall lights.

A quirky low level door provides 'Alice in Wonderland' like access to a loft space. Having limited head height and a feature Gothic style window, this useful space could be a playroom for (grand)children or just for storage. Ceiling light. 8' 1" x 20' 3" (2.45m x 6.16m)

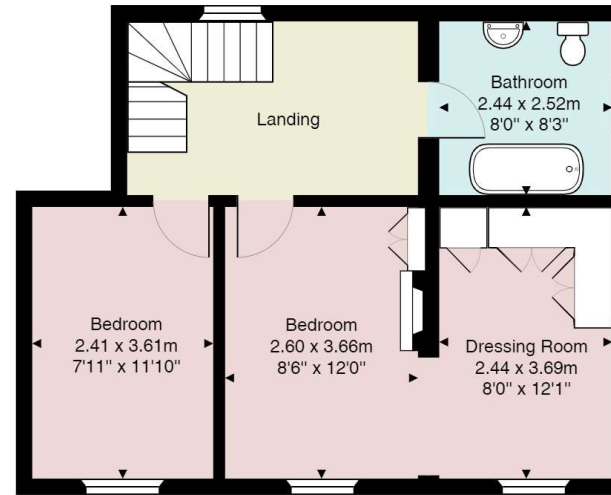
#### EXTERNAL

Making the most of all outside space, the front forecourt has been planted with flowering shrubs and of course a clipped box tree topiary. A gate at the side leads into the courtyard, lushly planted and having a secret garden feel. There is space for pots and patio furniture and there is an outdoor socket. A real oasis.





Ground Floor



1st Floor

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



2nd Floor









Adjacent to the front steps, a low level door accesses the cobbled cellar - ideal for garden tools etc.

The present owners currently rent a garage in close proximity to the property, this may be available to new owners of Box Tree Cottage, please ask for details.

#### DIRECTIONS

Leaving Milnthorpe on A6, Beetham Road, continue out of the village. Continue past Beetham Garden Centre and over the bridge. Turn right into Beetham village. The property is located to the right hand side opposite the car park for The Wheatsheaf. [what3words:///drawn.desktop.tour](https://www.what3words.com/drawn.desktop.tour)

#### GENERAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage

Tenure: Freehold. Please note due to the proximity of the church some restrictive covenants are in place on the property. The property must be used as a private dwelling house and carry out no business or trade and no nuisance nor annoyance to the neighbourhood in particular will not hang out washing on a Sunday or religious festival.

Council Tax Band: D

To check Broadband and Mobile phone coverage, click on our Key Facts for Buyers report online if available or visit [www.ofcom.org.uk/phones-telecoms-and-internet/coverage](http://www.ofcom.org.uk/phones-telecoms-and-internet/coverage)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(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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