



## Fairy Steps Cottage, Leighton Beck Road, Slack Head - LA7 7AU

Offers in Region of £499,000







## Fairy Steps Cottage, Leighton Beck Road

Slack Head, Milnthorpe

Situated at the base of the local landmark of the Fairy Steps 6-mile trail, this charming five bedroomed "Detached House" presents a unique opportunity for those seeking a serene retreat surrounded by nature yet with easy access to local amenities. Boasting 0.38 acres of woodland grounds, inclusive of a number of outbuildings, established trees, paved sun terrace and driveway parking. This property offers a harmonious blend of natural beauty and modern comfort with potential subject to planning permissions, to run a guest house or self contained rentals from within your home.

The gateway to the Fairy Steps, the property grants unique access to the natural limestone steps known to fulfil wishes when crossed without touching the sides. The trail offers panoramic views across Milnthorpe Sands, providing residents with a captivating backdrop for leisurely strolls and exploration.

Upon arrival, a gated driveway leads to parking for up to five cars, with additional space available in the carport and garage with a store room, power, and light. The property has undergone the initial stages of major renovations, presenting an exciting opportunity for the new owner to complete the transformation to their preferences.

The ground floor offers comfortable living spaces, with two reception rooms centered around a log-burning stove. Three entrances, including a front porch, kitchen diner, and a boot room. Additionally, two self-contained ensuite bedrooms with underfloor heating provide flexibility for various living arrangements.





### Reception One

16' 8" x 10' 10" (5.08m x 3.30m)

Currently the main living room. Central log burning stove, front and rear windows, LED lighting, feature beams and wooden style flooring. Front porch access, further entry into reception room one, the kitchen diner and the first floor staircase is located here.

### Reception Two

15' 9" x 10' 7" (4.80m x 3.23m)

This space would be an ideal reception space for the two ground floor ensuite bedrooms. One of two main entrances, featuring split levelled flooring, partly tiled with ceramic flooring and concrete. Benefitting from an open fireplace from the main reception room, a rear barn style window and a large front facing window. French doors lead from here into a hallway accessing two self-contained ensuite bedrooms.

### Kitchen Diner

14' 9" x 10' 11" (4.50m x 3.33m)

Fitted with cream wall and floor units, wooden style worktops, sink/drain, oven and ceramic hob/extractor fan. Inbuilt fridge freezer and plumbing for a washing machine. Tiled ceramic flooring and dual ceiling mounted lighting. Space for a dining table and a window seat. Further access from the living room and into the boot room.

### Boot Room

12' 2" x 7' 11" (3.71m x 2.41m)

Fitted with a stable door from the kitchen and outside door to the back garden. windows to the sides and front, concrete flooring, ceiling mounted lighting and loft access. Formally the kitchen this room benefits from a water supply.

### Hallway

6' 10" x 8' 8" (2.08m x 2.64m)

French doors from reception room one. Grey slate style laminated flooring. Neutral decor with ceiling mounted lighting and a sky light window and additional loft access.

### Bedroom Four

7' 10" x 12' 3" (2.39m x 3.73m)

Plastered with concrete flooring, side facing window, pendant lighting and solid oak doors. Further access to a modern ensuite shower room.







### Reception One

16' 8" x 10' 10" (5.08m x 3.30m)

Currently the main living room. Central log burning stove, front and rear windows, LED lighting, feature beams and wooden style flooring. Front porch access, further entry into reception room one, the kitchen diner and the first floor staircase is located here.

### Reception Two

15' 9" x 10' 7" (4.80m x 3.23m)

This space would be an ideal reception space for the two ground floor ensuite bedrooms. One of two main entrances, featuring split levelled flooring, partly tiled with ceramic flooring and concrete. Benefitting from an open fireplace from the main reception room, a rear barn style window and a large front facing window. French doors lead from here into a hallway accessing two self-contained ensuite bedrooms.

### Kitchen Diner

14' 9" x 10' 11" (4.50m x 3.33m)

Fitted with cream wall and floor units, wooden style worktops, sink/drain, oven and ceramic hob/extractor fan. Inbuilt fridge freezer and plumbing for a washing machine. Tiled ceramic flooring and dual ceiling mounted lighting. Space for a dining table and a window seat. Further access from the living room and into the boot room.

### Boot Room

12' 2" x 7' 11" (3.71m x 2.41m)

Fitted with a stable door from the kitchen and outside door to the back garden. windows to the sides and front, concrete flooring, ceiling mounted lighting and loft access. Formally the kitchen this room benefits from a water supply.

### Hallway

6' 10" x 8' 8" (2.08m x 2.64m)

French doors from reception room one. Grey slate style laminated flooring. Neutral decor with ceiling mounted lighting and a sky light window and additional loft access.

### Bedroom Four

7' 10" x 12' 3" (2.39m x 3.73m)

Plastered with concrete flooring, side facing window, pendant lighting and solid oak doors. Further access to a modern ensuite shower room.





## GARDEN

0.38 Acres of woodland grounds, set into the limestone fellside. Wraparound grounds with the natural woodland grounds to the rear of the property, fully walled and gated. To the front you will find a curved driveway, side terrace and a pretty front lawn offering gated access to the fairy steps trail.

## GARAGE

Single Garage

## CAR PORT

1 Parking Space

## DRIVEWAY

3 Parking Spaces





#### Approximate total area<sup>(1)</sup>

955 ft<sup>2</sup>

88.7 m<sup>2</sup>

#### Reduced headroom

7 ft<sup>2</sup>

0.7 m<sup>2</sup>

(1) Excluding balconies and terraces

#### Reduced headroom

Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360





## Arnold Greenwood Estate Agents

Arnold Greenwood Solicitors, 8-10 Highgate - LA9 4SX

01539733383

kendal@arnoldgreenwood.co.uk

[www.arnoldgreenwoodestateagency.co.uk/](http://www.arnoldgreenwoodestateagency.co.uk/)



Whilst every care has been taken in the preparation of these sales particulars, they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interested applicants are advised to make their own enquiries and investigation before finalising their offer purchase. Money Laundering In the event of prospective purchasers making an offer on a property, in relation to the Money Laundering Regulations photographic ID and Utility bill showing your address will be required. Please contact the office for their information.