



6 High Cote Lane, Slack Head

Asking Price £560,000

Your Local Estate Agents
Thomson Hayton Winkley



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A detached four bedroom family residence with integral double garage boasting fabulous countryside views and delightful gardens situated an enviable position within the hamlet of Slack Head which is well placed for the amenities on offer in Milnthorpe village and is within easy reach of the M6 Motorway.







ACCOMMODATION

6 High Cote Lane is a detached four bedroom family residence occupying a pleasant position with fabulous countryside views. The property is situated in the hamlet of Slack Head and offers easy access to Milnthorpe village and the M6 motorway and the Lake District National Park. The property has been well maintained and has double glazing and gas central heating.

The well proportioned accommodation briefly comprises entrance hall, sitting room, dining room, kitchen, utility room, shower room and cloakroom to the ground floor and three double bedrooms and a single bedroom/study, bathroom and lavatory to the first floor.

Outside the property offers an integral double garage, ample off road parking with a turning point and substantial delightful gardens boasting an attractive mix of landscapes. The house is a short distance from the well known "fairy steps" and limestone walk together with an abundance of woodland and countryside walks along the local tracks and footpaths.

There is also plenty of scope for expansion as the current vendors had the option to extend upwards and outwards. The property is set within two thirds of an acre with potential (subject to necessary consent) to create a separate dwelling at the foot of the driveway offering a variety of options to provide private accommodation or a property for residential or holiday letting making this house an ideal business or investment opportunity.

PORCH

6' 1" x 5' 11" (1.87m x 1.82m)

Double glazed door with adjacent double glazed window.

ENTRANCE HALL

19' 9 max" x 9' 10 max" (6.02m x 3m)

Radiator, telephone point.

KITCHEN

11' 6" x 9' 10" (3.51m x 3.02m)

Two double glazed windows, good range of base and wall units, sink unit, space for dishwasher, space for fridge, built in oven, built in microwave, electric hob, tiled splashback.

DINING ROOM

22' 7" x 9' 10" (6.89m x 3.01m)

Double glazed door, three double glazed windows, two radiators, two television points, wall lights.

SITTING ROOM

17' 10 max" x 22' 2 max" (5.44m x 6.76m)

Double glazed sliding doors, two double glazed windows, three radiators, inset living flame gas fire on raised marble plinth, coving, wall lights, television point, telephone point.

LANDING

16' 8" x 5' 10" (5.10m x 1.80m)

Double glazed window, radiator, loft access.





BEDROOM

9' 11" x 5' 11" (3.03m x 1.82m)

Two double glazed windows, radiator, telephone point.

BEDROOM

12' 11" x 11' 7" (3.95m x 3.55m)

Two double glazed windows, radiator, wall light with shaver point, television point.

BEDROOM

11' 4" x 8' 10" (3.46m x 2.71m)

Double glazed window, radiator, wash hand basin, wall lights, television point, telephone point.

BEDROOM

11' 5 max" x 9' 10" (3.48m x 3.02m)

Two double glazed windows, radiator, built in wardrobe, television point, telephone point.

BATHROOM

5' 10" x 5' 4" (1.79m x 1.65m)

Double glazed window, radiator, wash hand basin and bath with electric shower over, tiled walls, tiled floor, wall light.

SHOWER ROOM

6' 5" x 5' 4" (1.97m x 1.64m)

Double glazed window, radiator, walk in shower with electric shower, wash hand basin, wall light.

LAVATORY

5' 10" x 2' 7" (1.80m x 0.80m)

Double glazed window, W.C. wash hand basin.

CLOAKROOM

6' 7" x 2' 7" (2.02m x 0.80m)

W.C. wash hand basin to vanity, tiled walls, tiled floor.

UTILITY ROOM

10' 5" x 7' 2" (3.20m x 2.19m)

Double glazed window, wall and base units, sink unit, gas central heating boiler, plumbing for washing machine, space for condensing dryer, built in cupboard.

DOUBLE GARAGE

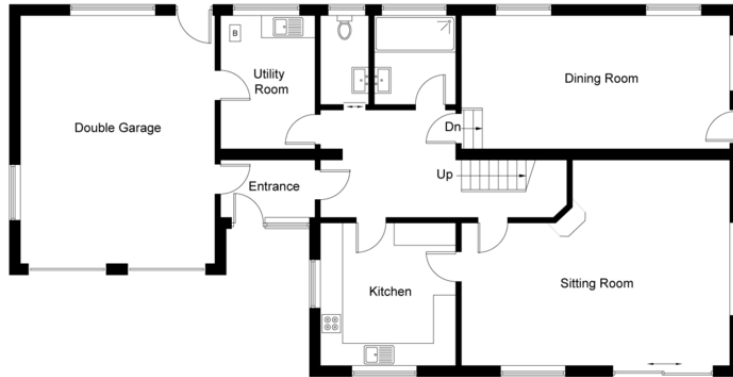
20' 6" x 17' 7" (6.25m x 5.36m) Two up and over doors, double glazed pedestrian door, two single glazed windows, two internal doors, space for fridge freezer, built in base cupboards, shelving, light and power.

OUTSIDE

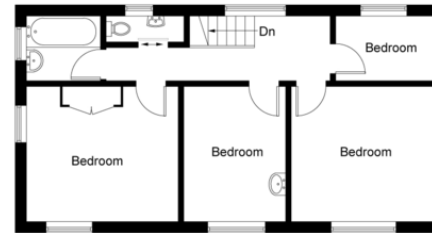
Set in magnificent grounds and surrounded by a mix of fields and woodland the land offers a variety of landscapes. The sweeping well maintained gravelled driveway provides ample parking for several vehicles together with a turning point, there is a rockery and woodland area to the left and a well presented lawn bordered with established trees, shrubs and plants to the right. The rear of the property offers a private low maintenance meadow lawn with cherry and plum trees and a fabulous unspoilt countryside views over traditional stone walling and there is an elevated paved patio seating area to the front of the house.



6 High Cote Lane, Slack Head, Milnthorpe, LA7 7BD



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2016 (ID236574)

Important Notice

Whilst every care has been taken in the preparation of these particulars, all interested parties should note: (i) the descriptions and photographs are for guidance only and are not a complete representation of the property; (ii) plans are not to scale, are for guidance only and do not form part of a contract; (iii) services and any appliances referred to have not been tested, and cannot be verified as being in working order; (iv) no survey of any part of the property has been carried out by the vendor/lessor or Thomson Hayton Winkley Estate Agents; (v) measurements are approximate and must not be relied upon and have been taken using a laser measuring device. For convenience an approximate imperial equivalent is also given; (vi) any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or any other consent has been obtained. A purchaser/lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct; (vii) nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent agreement; (viii) please contact the Agents before travelling any distance or viewing properties to check availability and confirm any point which may be of particular importance. Thomson Hayton Winkley Estate Agents LLP is a separate legal entity to the solicitors firm of Thomson Hayton Winkley Ltd which has a different ownership (although some of the owners are the same). Clients of Thomson Hayton Winkley Estate Agents LLP do not have the same protection as those of Thomson Hayton Winkley Ltd.

Energy Performance Certificate

Curreghghorm, High Cote Lane, Slack Head, MILNTHORPE, LA7 7BD

Dwelling type: Detached house Reference number: 8025-7324-3730-9586-0996
 Date of assessment: 16 April 2015 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 16 April 2015 Total floor area: 146 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 4,122
Over 3 years you could save	£ 1,119

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 396 over 3 years	£ 229 over 3 years	<div style="font-size: 2em; color: green;">↑</div> You could save £ 1,119 over 3 years
Heating	£ 3,390 over 3 years	£ 2,439 over 3 years	
Hot Water	£ 336 over 3 years	£ 336 over 3 years	
Totals	£ 4,122	£ 3,003	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Key energy efficient - lower energy costs

Key energy inefficient - higher energy costs

Current	Potential
D	B+

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient			
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Flat roof insulation	£950 - £1,500	£ 381	✔
2 Floor insulation (suspended floor)	£900 - £1,200	£ 117	✔
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 153	✔

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no-to-fee cost.

DIRECTIONS

Leave Milnthorpe south on the A6 and after passing the garden centre on the left taking the right turning signposted for Beetham. Proceed up the road passing the Wheatsheaf Inn and turn right to Slack Head. Continue up the hill and turn right in to Leighton Drive following the road to the top and turning right in to High Cote Lane to find number 6 being the second house from the end on the left hand side.

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