



1a Hill Crest Drive
Slack Head | Milnthorpe | Cumbria | LA7 7BB

FINE & COUNTRY

1A HILL CREST DRIVE



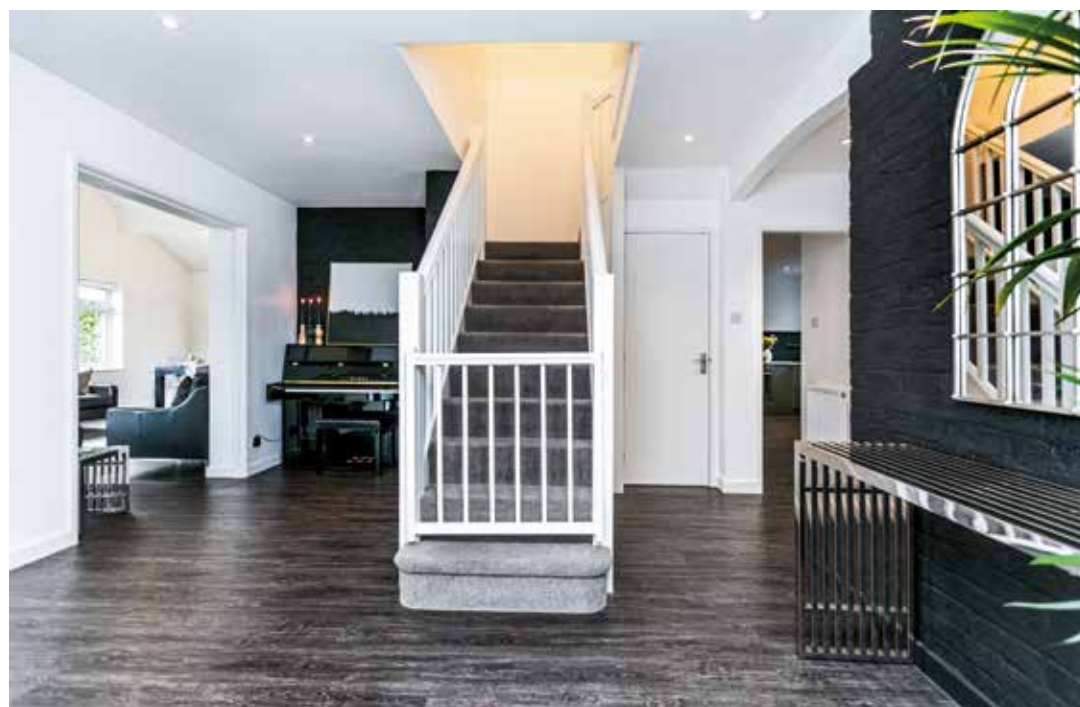
Welcome to 1a Hill Crest Drive, Slack Head, Milnthorpe, LA7 7BB

This is a house for the design conscious, for those seeing a house that is individual, that stands out. It pioneers a strong minimal aesthetic that is pared back, elegant and understated. This striking detached house embraces elements of original 1970s design and brings them bang up to date with a stylish revamp that has been carefully considered, well planned and meticulously undertaken.

Built in 1973, extended in around 2017, the current owners purchased the property in 2019 and embarked upon a stylish refurbishment to create a family home where they could work, rest and play. The impressive transformation has created a contemporary house successfully embracing light, space and the surroundings, thoroughly fit for modern day living, a house that is uplifting, restful and easy to occupy and importantly maintain and above all, to enjoy. The lines are clean, space is uncluttered, the colour palette is largely monochrome and the fittings are contemporary. Location is everything and all this modernity sits comfortably in a leafy, semi rural quiet residential area with good access to the surrounding countryside, excellent accessibility for local services in the neighbouring towns and easy to reach road and rail links. The well planned and flexible accommodation offers a glazed porch entrance to a spacious entrance hall which is partially open plan to the breathtaking and lofty primary reception room; this in turn opens to the dining kitchen off which are a pantry, utility room and rear entrance porch. The principal bedroom suite with ensuite bathroom and dressing area is on the ground floor offering the option for single level living, here you'll also find the fifth bedroom which the owners use as their home office and there's a ground floor cloakroom too. Rising to the first floor and there is a second ensuite bedroom, two further double bedrooms and a house shower room. Outside, wrap-around gardens are purposefully landscaped to require as little work as possible, there's good private parking, a double garage and the useful undercroft provides valuable storage.

“ When we first viewed the house there was an instant appeal; it felt like somewhere we could create a home. We could visualize what it could be and how we would live here. The layout was virtually open plan without being too much so, the rooms still felt individual with their own identity. We were able to refresh the interior to personalise it and declutter to give it the minimalist feel we were seeking.

Our favourite time of year here is definitely spring and summer when everything is coming into leaf – everywhere is so wonderfully lush and green. Thanks to all the big 1970s windows it's a very bright house; the south facing porch is exceptionally sunny, a great place to take a book and a coffee.





Location

Slightly off the beaten track, Slack Head offers a quiet and peaceful place to live and yet it remains eminently accessible and is ideal if you want a location that provides good links to both the motorway and rail networks. Access to the motorway is either at junction 36 or 35 depending on whether you are heading north or south respectively and both Lancaster and Kendal (at Oxenholme) have stations on the main West Coast railway line with a branch line connection at Carnforth. In terms of local shops and services between them Milnthorpe, Carnforth, Arnside and Silverdale offer a good range of supermarkets (two branches of Booths as well as Aldi, Tesco and a Co-Op) as well as independent retailers, professional services, doctors, dentists, vets and the like.

The nearest city is historic Lancaster, vibrant and growing it has much to offer all generations with an excellent range of national chains and independent shops, a wide selection of bars and restaurants and an established and year-round cultural and music scene. There is also a comprehensive provision of professional and healthcare services (there are two hospitals, both private and NHS) and two universities (Lancaster and Cumbria).

If you value having access to green space whether it's the hills, dales or coastline, then this is a great location as you'll have a wealth of day trip destinations to choose from. For starters you're within the Silverdale and Arnside AONB itself, but the National Parks of the Lake District and Yorkshire Dales, the Forest of Bowland AONB and the Lune Valley are all easy to reach. Pop on your boots, pack and picnic and you're good to go!

“ Being local we already knew the advantages of the area and what it had to offer in terms of places to go and local services. We enjoy the peace, quiet and overall calmness of the house, the garden and the location and really love the fact that we are just surrounded by nature. We have seen deer in the driveway, we've heard owls calling, on occasions spotted them too and there are lots of visiting birds as well as passing pheasants.

It's proved to be a lovely place to live. The neighbours are all full time residents and there's a strong sense of community.







Step inside

Cross the threshold and through the glazed porch and you're into the entrance area, crisp white woodwork, white walls and modern profiled boarded doors give a fresh look and set the tone for the rest of the house. An original brick wall has been painted 'off black' to bring it right up to date and creates a defining feature. A walk in cupboard will always be appreciated and keeps coats and shoes neatly tucked out of sight and there's a second understairs store as well. The hall is home to the owners' piano, which, when played allows music to travel throughout the house as the hall is open to the stairs and partially open to the very impressive main living space. This room has an undeniable WOW factor with a ceiling rising high to the roof apex, a row of five mirrors allow the light to bounce around from the dual aspect windows through which are leafy outlooks with glimpses of neighbouring houses through the planting. There's space here for both an arrangement of soft sofa seating and a dining table set up but there's also room in the kitchen for a table if you prefer. The flow continues with an opening through to the kitchen with sliding doors out to the side paved terrace. As one would hope, the kitchen is a stylish affair with a U shaped arrangement of cabinets all topped with Corian worktops and incorporating a breakfast bar with space for six stools having a row of three black and copper hammered metal pendants above. Embracing the monochrome vibe, cabinets have handleless matt anthracite slab doors, upstands are black tongue and groove boarding and there's a white glass splashback behind the hob. Appliances comprise a Samsung fridge and freezer, Smeg double oven with an induction five plate hob, extractor fan and Bosch dishwasher. A separate configuration of cabinets is used as a bar and serving counter and incorporates an integral drinks fridge and illuminated shelving for bottles and glassware.

Busy families, keen bakers and cooks, hosts and party planners will all adore the walk-in pantry – shelved with a counter top it has power points for all of your smaller kitchen appliances so as to keep your main worktops clear. If having the traditional practicality of a pantry wasn't enough, the house also also a utility room. There's a washing machine and tumble drier for your laundry requirements and as the boiler and hot water tank are here it makes a good place for clothes airing or to dry out outside gear after a wet walk. Another useful space, the roomy rear porch makes the ideal entry for muddy boots, dogs and prams.

The principal bedroom is on the ground floor – we love this arrangement as we find it proves popular with many buyers as it offers ongoing flexibility for ever changing family life. Whether you choose to use it yourself or offer it to guests; it separates family and guests or parents from teenagers and also enables a degree of forward planning with the future option of single level living being available. The principal suite has a dual aspect which makes for a bright space and takes full advantage of the leafy garden views; it offers a dressing area with fitted mirror fronted wardrobes and an ensuite bathroom which brings a touch of luxury into the everyday. The bathroom is full of interesting design details; from the large oval shaped bath, the vanity unit with its industrial vibe and ridged wash bowl and the generous shower area with space for two having twin fixed heads and a third handheld head. The carefully considered tiling is a treat, there's a chrome heated rail for your towels and a smart black rimmed mirror.

Also on the ground floor is the fifth bedroom, the present owners work from home and so have their desks in here but in reality the room is whatever you need it to be – bedroom, dressing room, playroom, library, sewing or hobbies space. Adjacent is the sleek and stylish cloakroom, dark grey walls add warmth and there's a contemporary two piece suite of square cut floating wash basin and a loo with a concealed cistern.

Rising to the first floor and it's hard not to admire the statement spherical light fitting in the stairwell; off the landing are three double bedrooms, one has an ensuite bathroom, the other two share the house shower room. The ensuite room enjoys a great view over the distant tree line towards the hulking mass of local landmark Farleton Knott. The vaulted ensuite bathroom is a complete treat with a double ended bath, vanity unit and loo. It's an absolute haven, a sanctuary after a busy day or the route to relaxation after completing a long walk or bike ride. We can only imagine how lovely it would be to enjoy a leisurely soak here especially with the sound of rain gently falling on the skylight above.

The third and fourth double bedrooms both enjoy a leafy look out over the back garden to the field beyond. The house shower room completes the offering; along with the shower (with the convenience of optional external controls) there is a wall mounted wash basin, loo and chrome heated towel rail.

Whether there's just the two of you, you've children to house or guests to accommodate; the house offers something for everyone. Chic and stylish in its presentation, rooms are all a good size, the layout works well, the garden offers a balance between being generous in size but not too time consuming in its upkeep and the location is quiet, easy to reach and handy for local services. If you like sleek modern houses, put this one on your list to view. You won't be disappointed.

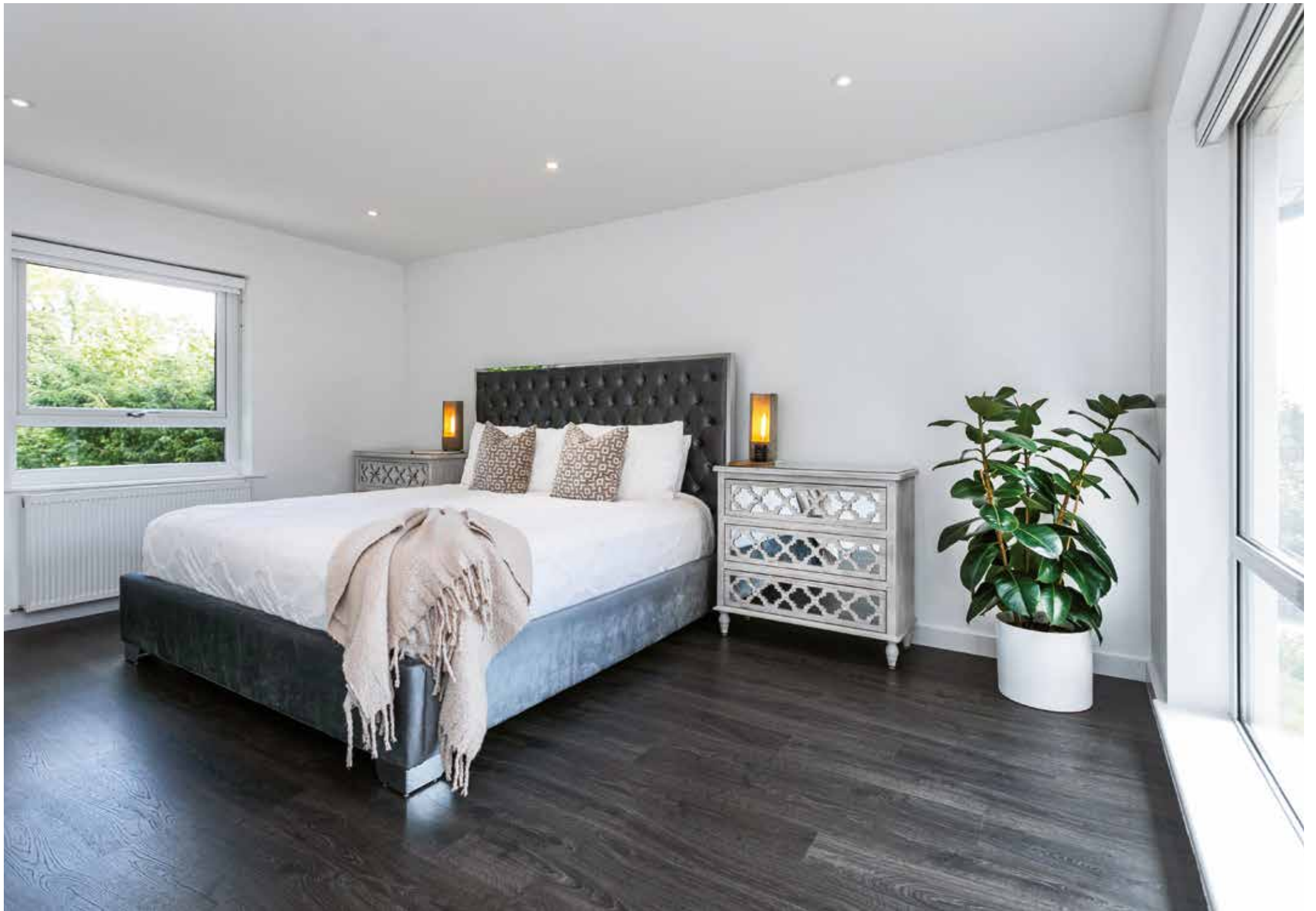
“ *The layout really works for us. With the main bedroom on the ground floor we liked the fact we can live on one level with guests taking the first floor bedrooms when they come to stay. It's the little things that make life easier; we really appreciate the fact we can park and bring shopping in through the back door straight into the kitchen. The sitting room is such a tranquil space, perfect for reflection and for watching the birds on the magnolia tree by the front door.* ”

We enjoy having friends and family over, the open plan nature really lends itself to entertaining; it's the sort of house that just extends to accommodate a gathering of any number, from two to twenty. We've celebrated birthdays, Thanksgivings and Christmases here. In summer we tend to barbecue on the terrace and in winter move indoors.













Step outside

Gardens surround the house and offer maximum enjoyment with minimal input.

At the south facing front of the house is a limestone rockery where sleeper steps are set into gravel and lead up to the front door.

The detached double garage has an electric up and over door, power, light, side window and personal door. If you don't need it for cars (there's driveway parking for several vehicles), it offers potential for a workshop or gym – whatever takes your fancy.

Leading out from the kitchen the back garden is on two levels and offers an incredibly private place to sit and is ideal for outside dining. The lower level is perfect for a couple of steamer chairs and a glass of something chilled as it bathes in the last slither of sunlight.

The undercroft is fitted out with open storage racks and drawers. A laurel hedge has been planted along the length of the generous lawn which comes alive with snowdrops and crocuses in spring followed by a ribbon of yellow daffodils planted along the roadside.

There are both static and sensor outside lights.

“ *The terrace gets the sun from lunchtime onwards, it is a lovely sheltered and very private place to sit. It's a bit of a sun trap; at the height of summer we have a parasol to provide an element of shade.* ”

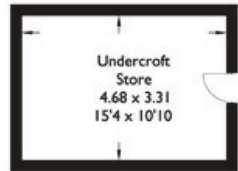
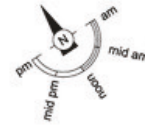




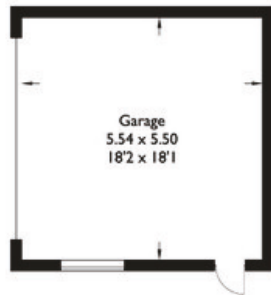


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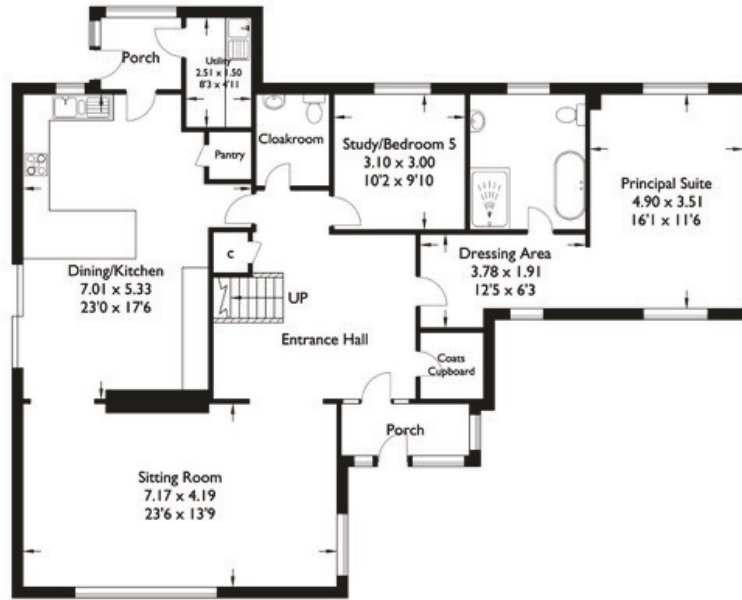
Approximate Gross Internal Area : 204.96 sq m / 2206.17 sq ft
 Outbuilding : 15.49 sq m / 166.73 sq ft
 Garage : 30.47 sq m / 327.97 sq ft
 Total : 250.92 sq m / 2700.88 sq ft



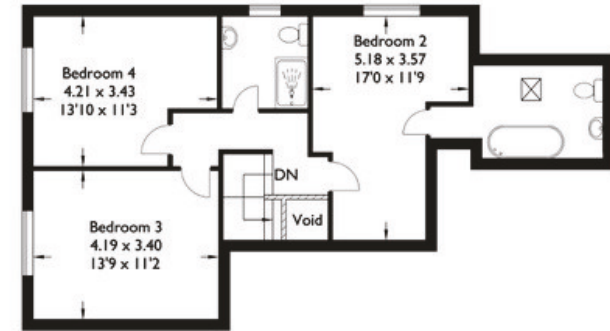
Outbuilding



Garage



Ground Floor



First Floor

For illustrative purposes only. Not to scale.
 Whilst every attempt was made to ensure the accuracy of the floor plan,
 all measurements are approximate and no



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed



FURTHER INFORMATION

On the road

Beetham	1 mile
Milnthorpe	2 miles
Arnside	3.3 miles
Silverdale	3.7 miles
M6 J36	6.3 miles
M6 J35	7 miles
Kendal	10 miles
Lancaster	14 miles
Cartmel	14.3 miles
Windermere	17.4 miles
Manchester airport	73.7 miles

The above journey distances are for approximate guidance only and have been sourced from the fastest route on the AA website from the property postcode.

Internet Speed

Superfast speed of 80 Mbps download and for uploading 20 Mbps.

Rail Journeys

There are stations on the main West Coast line at both Lancaster and Oxenholme (14.3 and 9.6 miles distant respectively) depending on the direction of your travel. There is also a branch line connection at Carnforth (7.4 miles away) and Arnside (3 miles).



Based on approximate direct train journey times from Lancaster station. Train service durations vary, please check nationalrail.co.uk for further details.

Local Authority

Westmorland and Furness Council

Services

Mains electricity, gas and water. Gas fired central heating from a Vaillant boiler in the utility room. Electric underfloor heating in the principal ensuite bathroom.

Drainage to a private septic tank located in the front garden.

Security and smoke alarms with remote access via the NEST App.

Planning permission

Consent was granted by Westmorland and Furness Council for the extension and remodeling, reference SL/2017/0168. This also includes consent for the garage. For further information, please visit the <https://applications.southlakeland.gov.uk>

Directions

what3words: ///amber.freshest.node

Use Sat Nav **LA7 7BB** with reference to the directions below:

Easy to find, from the A6 at Beetham turn onto Leighton Beck Lane (towards the church and The Wheatsheaf pub), follow the road up into the heart of the village and into Slack Head. The turning for Hill Crest Drive is on the right. Enjoying a lovely big corner garden, No.1a is the first house on the right.

Local leisure activities

If you like spending time on or in water then the Lake District is perfect for boating and sailing (both available on Lake Windermere) as well as paddle boarding, there's also wild swimming in numerous lakes and tarns. The National Trust's family friendly park of Fell Foot is at Newby Bridge (16.3 miles) and offers a range of water based activities. Closer to home there is open water swimming and a diving centre at Jackdaw Quarry, Capernwray as well as an indoor pool and gym at Holgates Silverdale Park.

Should you prefer life on two wheels then there are plenty of recognised cycle routes around and about.

Locally there are many cultural opportunities, closest to home is the Heron Corn Mill in Beetham which hosts live theatre and film nights. Traveling further afield there are theatres in Kendal

(The Brewery), Lancaster (Lancaster Grand, The Dukes and an open air theatre in Williamson Park during the summer months) and Bowness on Windermere (The Old Laundry). There are cinemas in Kendal (The Brewery), Lancaster (The Vue) and Bowness on Windermere (The Royalty).

Courses at Silverdale, Windermere, Crook, Kendal, Grange over Sands and Lancaster if a round of golf appeals. Should visiting historic houses be of interest then head to Sizergh Castle (National Trust) as well as Levens Hall (renowned for the beautiful topiary gardens), Leighton Hall and Holker Hall.

Also, definitely worth a visit is the RSPB reserve at Leighton Moss.

And last, but by no means least, a local favourite, Arnside Chip Shop

Fine dining restaurants

Gilpin Hotel and Lake House, Linthwaite House, The Samling (all in Windermere)
L'Enclume and Rogan and Co (Cartmel)
Quite Simply French and Now or Never by Journey Social (both in Lancaster)

The local National Parks have much to offer the keen walker, within the Lake District there are Wainwright's 214 Lakeland fells to tick off the list and over in the Yorkshire Dales there are the impressive Three Peaks of Ingleborough, Whernside and Pen-y-ghent to conquer.

Local eateries

Locally there is a great selection of informal and formal places to dine as well as a host of artisan producers. Here is a selection to start you on your culinary adventure

Informal dining, cafes and pubs

The Wheatsheaf (Beetham)
Levens Kitchen and the Hare and Hounds (both at Levens)
The Black Labrador (Underbarrow)
The Punch Bowl (Crosthwaite)
The Sun Hotel and The Quarterhouse (both in Lancaster)

Great walks nearby

No need to get in the car, there are lots of local places to explore straight from the door whether you like to walk, ramble or run; The Fairy Steps at Slack Head, the Deer Park on the neighbouring Dallam Tower Estate, around Hawes Water or into Eaves Wood at Silverdale. Both Silverdale and Arnside are a few miles away and both offer some delightful coastal walks.

Schools

Primary

From here there is a choice of primary schools in the surrounding villages including nearby Beetham, Milnthorpe, Storth, Silverdale, Yealand Redmayne and Burton in Kendal.

Secondary

Dallam School, Milnthorpe
Queen Elizabeth School and QEstudio,
Kirkby Lonsdale
Royal Grammar Schools and Ripley St Thomas CoE Academy, all in Lancaster

Further Education

Lancaster University
University of Cumbria (Lancaster campus)
Lancaster and Morecambe College
Kendal College

Included in the sale

Fitted carpets, curtains, curtain poles, blinds, light fittings and integral kitchen appliances as described. Items of furniture would be additionally available by way of further negotiation, please ask the Agents for details after viewing.

Guide price £650,000

Council tax band - F

Tenure - Freehold



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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