



Leighton Drive, Slack Head, Milnthorpe, Cumbria LA7 7BE

Offers Over £875,000





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4 Bedrooms



3 Bathrooms

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- Exceptional architect-designed home, completed in 2018 to an exacting standard.
 - Stunning open-plan kitchen, generous reception spaces and four double bedrooms, including a luxurious principal suite.
 - Professionally landscaped gardens featuring a spectacular covered outdoor entertaining area and hot tub terrace.
 - Beautifully positioned within the sought-after hamlet of Slack Head, surrounded by the idyllic countryside of the Arnside & Silverdale National Landscape.
 - Sweeping private driveway, extensive parking and an oak-framed double garage, offering an exceptional blend of luxury, privacy and practicality.
 - Catchment for excellent schooling and easy accessibility to A6, M6 and rail links.



Hidden away within beautifully landscaped gardens on the edge of the sought-after hamlet of Slack Head, Orchard Dene is an outstanding contemporary home where design meets effortless family living. Completed in 2018 to an exacting specification, this architect-designed home combines modern architecture with warm, welcoming interiors, creating a home that is both practical and impressive.

Slack Head enjoys one of South Lakeland's most enviable settings, quietly positioned between the picturesque village of Beetham and the thriving market village of Milnthorpe. Surrounded by spectacular countryside within the Arnside & Silverdale National Landscape, the area offers an exceptional quality of life with an abundance of walking, cycling and nature on the doorstep. Beetham offers a welcoming village community, highly regarded primary school, traditional public house, church, village shop and the renowned Beetham Garden Centre with its popular café.

Just over a mile away, Milnthorpe provides an excellent range of everyday amenities including Booths supermarket, independent shops, cafés, restaurants, healthcare facilities and a vibrant programme of community activities.

Excellent transport links place the Lake District National Park, the Yorkshire Dales and the M6 motorway all within easy reach, making this the ideal place to use as a permanent family home or luxurious retreat. For those looking to go further afield, the M6 is just a short drive away and rail links at Carnforth station give access to the west coast mainline with trains to London, Manchester and Glasgow.





Every aspect of Orchard Dene has been thoughtfully considered, from the moment you arrive along the sweeping driveway the high end finish of this home is clear to see.

The welcoming reception hall immediately sets the tone, framing a captivating view through the house towards the striking Moon Gate sculpture beyond—a carefully curated focal point

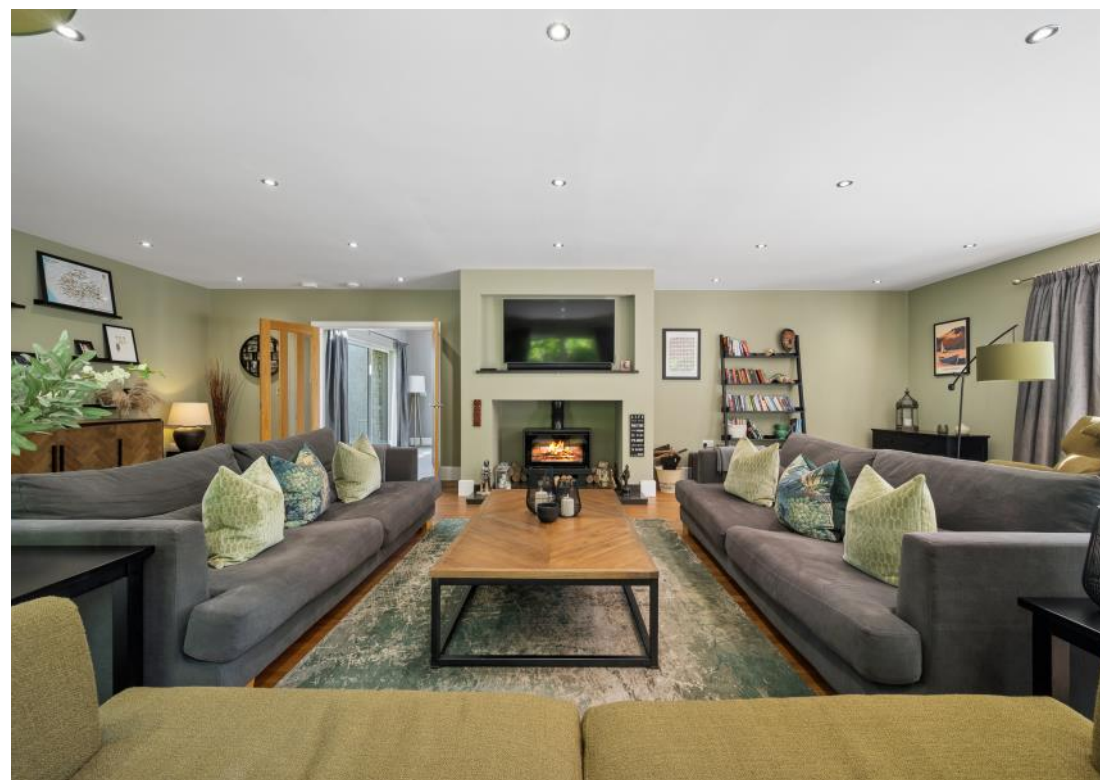


At the heart of the home lies an exceptional open-plan kitchen and dining room. Beautifully appointed with SieMatic cabinetry and an extensive range of integrated Siemens appliances, it is equally suited to everyday family life and entertaining. A substantial central island naturally becomes the social hub of the home, while wide bi-fold doors creating the perfect in out living space to the remarkable outdoor entertaining room—a true extension of the living accommodation.



Every love story is beautiful but ours is my favourite

I wanna sleep with
common
people
like you



The split-level design of this home creates natural separation between living and sleeping accommodation, giving the home a great sense of flow.

The sitting room offers a contrasting space of calm and comfort. Generous in size yet inviting. Triple aspect glazing and sliding doors fill the room with natural light, while a contemporary log-burning stove provides a welcoming focal point during the winter months.



Practicality has not been overlooked, with an excellent utility room with personnel access door, cloakroom and dedicated plant room positioned on the ground floor.



A light-filled galleried landing provides an inspiring space ideal as a home office or reading area, where extensive glazing allows daylight to flood through the centre of the house.

Occupying its own upper floor, the principal suite feels hotel-like in its design. The spacious bedroom has an apex window overlooking the gardens, a luxurious dressing room area (equally suited as a fourth double bedroom) and beautifully appointed bathroom.



Beyond, two further generously proportioned double bedrooms each benefit from stylish en-suite shower rooms, with one enjoying far-reaching views towards the Lakeland fells.





Outside, the gardens at Orchard Dene have been every bit as thoughtfully designed as the house itself. Professionally landscaped, the grounds wrap around the property, where limestone pathways meander through carefully curated planting designed to provide structure, texture and colour throughout the year. Mature eucalyptus, ornamental grasses, flowering shrubs and architectural planting create a contemporary garden that feels established, peaceful and private. A fully automated irrigation system keeps the gardens with minimal maintenance.



At its heart stands a striking Moon Gate sculpture, an elegant centrepiece that has been carefully positioned to create a captivating focal point, perfectly framed from the entrance hall.



For those who enjoy outdoor living, Orchard Dene excels. The exceptional covered entertaining area extends naturally from the kitchen. Complete with bespoke seating surrounding a central firepit, a premium Napoleon gas barbecue, integrated fridge and adjustable roof with retractable blinds, it offers an extraordinary setting for everything from relaxed family meals to larger celebrations, whatever the weather.



Beyond, a secluded hot tub terrace provides a peaceful space, carefully screened within the planting to create an intimate space in which to unwind. Throughout the grounds there are numerous places to sit with a morning coffee or enjoy an evening drink, taking in the beautiful views.





Approached via a sweeping driveway that provides extensive parking, the property is completed by a substantial oak-framed double garage, ensuring Orchard Dene is as functional as it is impressive.



Orchard Dene has been meticulously designed for both everyday family life and entertaining, offering beautifully crafted interiors, exceptional outdoor spaces and an enviable setting in one of Cumbria's most desirable locations.



General Remarks

Services : Mains water, mains electricity and mains gas. Drainage is via a Septic Tank shared with the neighbouring property. The tank is located within the boundaries of the subject property. Purchasers will have to satisfy themselves to the General Binding Regulations of the drainage system prior to submitting any formal offer.

Please note : Armitstead Barnett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Parking : On site

Construction Type : Rendered under slate roof construction.

Local Authority : Westmorland and Furness Council **Council Tax :** Band G

Area of Outstanding Natural Beauty (AONB) : The property is located in the Ainside and Silverdale national landscape

Listed Building : No

Broadband : Available and connected.

Footpaths, bridleways : We are not aware of any footpaths or bridleways affecting the property.

Flooding : According to the Environment Agency website the property sits in Flood Zone 1.

Planning Consents affecting the property : None so far as we are aware.

Title & Tenure : Freehold with vacant possession upon completion.

Easements, Wayleaves and Rights of Way : The property is sold subject to and with the benefit of all rights of way whether public, private, light support, drainage, water, electricity and other rights and obligations, easements and quasi-agreements and restrictive covenants and all existing proposed wayleaves for masts, pylons, stays, cables, drains, water, gas and other pipelines whether referred to in these particulars and stipulations or not.

What3Words : [///dodging.ivory.paddock](#)

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Emma Hodkinson BSc (Hons) MRICS FAAV MNAEA tel: 01 539 751 993.

Money Laundering Regulations Compliance : Please bear in mind, that Armitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral, which leads to mortgage adviser earning commission from them, for recommending you to them.

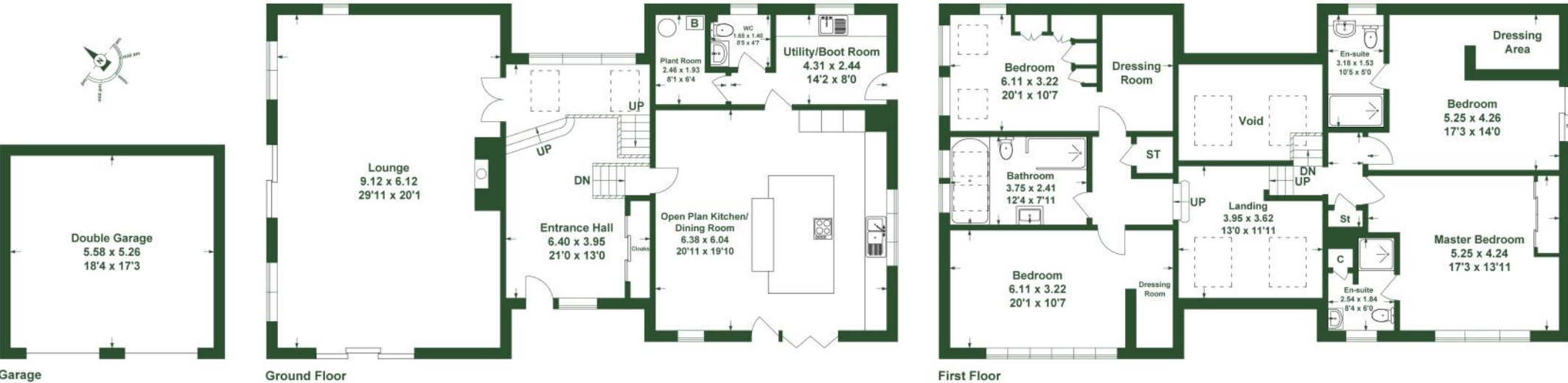
Method of Sale : The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers.

PHOTOS TAKEN JULY 2026



Approximate Gross Internal Area : 264.04 sq m / 2842 sq ft
Garage : 29.35 sq m / 316 sq ft
Total : 293.39 sq m / 3158 sq ft

This floorplan is for illustrative purposes only, it is not drawn to scale.
Any measurements/ floor areas (including any total floor area)
and orientation are approximate.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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