



Deepdale Close, Slack Head, Milnthorpe, LA7 7AY

Offers In Excess Of £500,000





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3 Bedrooms



2 Bathrooms

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- Excellently well presented home with contemporary styling.
 - Providing accommodation of generous proportions.
 - Good-sized gardens and grounds, including wrap-around gardens, patio area, ample parking and carport.
 - Set in a quiet semi-rural location, yet offering convenient access and strong connectivity to the A6 and M6.
 - Located within the catchment for well-regarded schooling.



Tucked away in the peaceful hamlet of Slack Head, this beautifully renovated home offers an exceptional balance of contemporary styling and semi-rural privacy, and is surrounded by mature woodland, creating a private setting.

The home itself has been upgraded to provide an immaculately presented home, offering both stylish and practical living accommodation, ideally suited to families, professionals and down-sizers.

Set on the edge of the sought-after village of Beetham, Slack Head is a picturesque hamlet in one of South Cumbria's most desirable locations. The area has a thriving community spirit and well-regarded primary school, village shop, church, public house and the renowned Beetham Nurseries, just a stone's throw away, with it's award winning café and extensive garden centre.

The bustling village of Milnthorpe is approximately 1 mile away and offers an additional range of everyday amenities, including supermarkets, independent shops, public houses, medical and veterinary services. The location is well placed for exploring both the Lake District and Yorkshire Dales National Parks, whilst Junction 35 of the M6 is a short drive away, and both Oxenholme and Carnforth Railway Stations provide direct links onto the West Coast Mainline with access to London Euston, Manchester and Glasgow.





The location is enjoyed by many, with numerous woodland walks available literally right on the doorstep. Smallwood is an ideal home for those who appreciate outdoor living and want to enjoy their natural surroundings.

From the moment you arrive at the property, the attention to detail is apparent. A welcoming entrance hallway set out as a light-filled garden room is an ideal reception to the home.



The beautifully appointed kitchen has been designed with both everyday living and entertaining in mind. With two-tone cabinetry, high quality integrated appliances and a generous central island with bespoke breakfast bar, the kitchen flows effortlessly into the dining space. The dining area sits between the living and kitchen space, making this an ideal entertaining area. French doors opening directly onto the patio at the side create a harmonious indoor / outdoor living feel.





The adjoining sitting room offers a warm and inviting space centred around a woodburning stove set beneath an elegant solid oak mantel, making this an ideal room in which to relax.

A practical, spacious cloakroom and excellent utility room, which doubles as a boot room, with external access via a stable door completes the ground floor accommodation.

The first floor continues to impress. The principal bedroom spans the full width of the property, creating a generous bedroom together with ensuite shower room and a balcony overlooking the surrounding area.

A further double bedroom is a fantastic space, ideal for a growing family or guests. The third bedroom is currently utilised as a studio and offers flexible accommodation as a guest bedroom, home office or hobby room.

A stylish bathroom completes the first floor accommodation, offering a bath with shower over, WC and wash hand basin.







Outside, the gardens have been lovingly landscaped to provide an attractive yet low maintenance outdoor area. A generous stone flagged patio offers a perfect setting for alfresco dining and entertaining. The enclosed rear lawn enjoys a peaceful backdrop of mature woodland, creating a sense of privacy. Designed with practicality in mind, the external areas benefit from power points, two dedicated hot and cold dog washing facilities and a practical store shed. The driveway provides ample parking for vehicles, together with a covered car port for practicality.



This beautifully presented home is set in an enviable setting, offering modern living and a semi-rural feel. One which must be viewed to fully appreciate.



General Remarks

Services : Mains electricity, mains gas and mains water available and connected. Drainage is via a private drainage which complies with the General Binding Regulations.

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 : Onsite for several vehicles.

Access : Access should be taken from Slack Head Road onto Deepdale Close, then bear left until the property can be seen on the left hand side.

Construction Type : Rendered stone under concrete tiles.

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

Restrictive Covenants : None known.

Conservation Area / AONB : The property sits within the Amside and Silverdale National Landscape.

Listed Building : No

Broadband : Available and connected.

Footpaths, bridleways : There are no 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.

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. Please note that Deepdale Close is a private road. The property benefits from a Right of Way over the road to access the subject property, with maintenance understood to be according to user basis, split between the neighbouring property. Smallwood has recently updated this Right of Way area.

What3Words : [///informer.luxury.reference](#)

Title & Tenure : Freehold with vacant possession upon completion.

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of [Emma Hodkinson BSc \(Hons\) MRICS FAAV MNAEA tel: 01539 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.

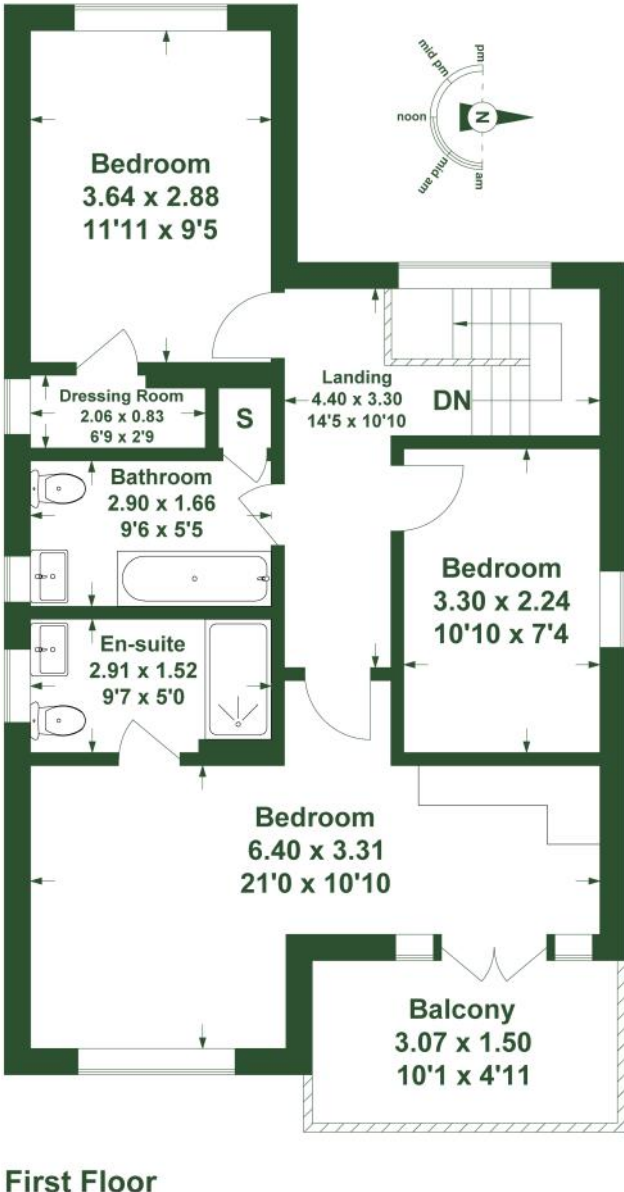
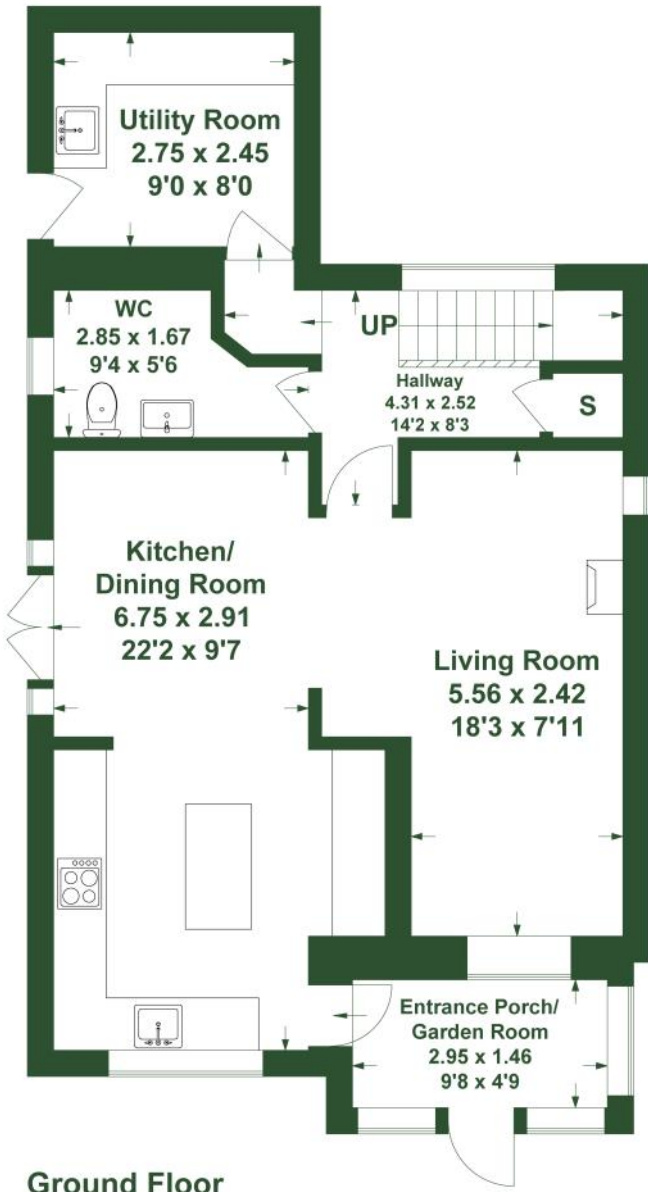
Method of Sale : The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers.

PHOTOS TAKEN JULY 2026



Approximate Gross Internal Area : 126.23 sq m / 1359 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.
Produced by Lens-Media



Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that:

01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



North Lancashire

Wyre House, Cartmell Lane,
Nateby PR3 0LU
northlancs@abarnett.co.uk
01995 603 180

Cumbria

Lane Farm, Crooklands,
Milnthorpe LA7 7NH
cumbria@abarnett.co.uk
01539 751 993

South Lancashire

59 Liverpool Road North,
Burscough, Lancashire L40 0SA
southlancs@abarnett.co.uk
01704 895 995

Ribble Valley

5 Church Street, Clitheroe,
Lancashire BB7 2DD
ribblevalley@abarnett.co.uk
01200 411 155



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