



THE OLD CORN MILL | MILLYEAT | FRIZINGTON | CA26 3TG

GUIDE PRICE £425,000





SUMMARY

Once in a while a special property comes to the market and The Old Com Mill at Millyeat, near Frizington is one such home. Occupying substantial, well maintained grounds with detached garage, a small stream running through lower gardens and surrounded by fields, this is a gardener's and wildlife fan's dream as there are often Red Squirrels to be seen! The 18th century original mill was used into the 1930's and then originally converted into a detached dwelling in the 1970's, now providing light and airy family accommodation. The property includes an elegant reception hall, ground floor WC, a comfortable living room with stove, a separate double aspect dining room, a modern kitchen with utility, four bedrooms, one with an en-suite WC and a family bathroom. In this price bracket you will look hard to beat this... so don't delay, get a viewing booked on your 'forever home' today!

EPC band E

GROUND FLOOR RECEPTION HALL

A part glazed wooden front door leads into Reception hall which is an elegant room having doors to rooms, triple glazed window to front, staircase rising to first floor landing, double radiator, under stairs cupboard, storage recess

GROUND FLOOR WC

Triple glazed window to side, hand wash basin and low level WC

LIVING ROOM

A lovely double aspect room with triple glazed window to front and two to side, to each side of the fireplace which houses a stove with hearth, two double radiators, coved ceiling, opening into dining room

DINING ROOM

Another double aspect room with triple glazed window to side and two to rear, space for family table and chairs, double radiator, coved ceiling, wood style flooring, door to kitchen

KITCHEN/BREAKFAST ROOM

Fitted in a range of base and wall mounted units with wood style work surfaces, single drainer sink unit with splashback, electric hob with oven and extractor, integrated dishwasher, wall mounted combi boiler, triple glazed windows to side and rear, double radiator, space for bistro table, tiled floor, door to side porch

SIDE PORCH

Space for three fridge freezers, radiator, tiled flooring, door to garden and utility

UTILITY ROOM

Triple glazed window to side, pantry shelving and storage, space for washing machine, tiled flooring

FIRST FLOOR LANDING

A generous landing with triple glazed window to front, doors to rooms, built in double linen cupboard, access to loft space, radiator

BEDROOM 1

Triple glazed window to rear, radiator, coved ceiling, door to en-suite WC

EN-SUITE WC

Fitted with hand wash basin and a low level WC

BEDROOM 2

A double bedroom with triple glazed window to rear, plus a porthole style window to side, two sets of built in wardrobes, double radiator, coved ceiling.

BEDROOM 3

Triple glazed window to front, plus porthole style window to side, two sets of built in wardrobes, double radiator

BEDROOM 4

Triple glazed window to rear, double radiator, coved ceiling

BATHROOM

Triple glazed window to front, panel bath with shower attachment, separate shower cubicle with electric shower unit, pedestal hand wash basin, low level WC. Double radiator, chrome towel rail, part tiled walls, tiled flooring walk-in linen cupboard

EXTERNALLY

The property benefits from an extensive plot and is located at the end of a small lane with fields surrounding. A drive leads across the front of the house to a detached garage with further parking to the side and at the front is a generous area of lawn with beech hedge and planted ornamental rose bushes. A gate beside the garage leads to a large dining terrace with access from side porch and at the rear is a further area of lawn with mature beds and planting with trees to borders. A path leads down to a lower level in the back corner where a stream runs through areas of wild flowers.

ADDITIONAL INFORMATION

To arrange a viewing or to contact the branch, please use the following:

Branch Address:

58 Lowther Street

Whitehaven

Cumbria

CA28 7DP

01946 590412

whitehaven@lillingtons-estates.co.uk

Council Tax Band: D

Tenure: Freehold

Services: Mains water, LPG gas and electric are connected, Septic tank drainage

Fixtures & Fittings: Carpets, oven and hob, integrated dishwasher

Broadband type & speed: Standard 25Mbps

Known mobile reception issues: EE & 3 no service, other provides all ok

Planning permission passed in the immediate area: None known

The property is not listed

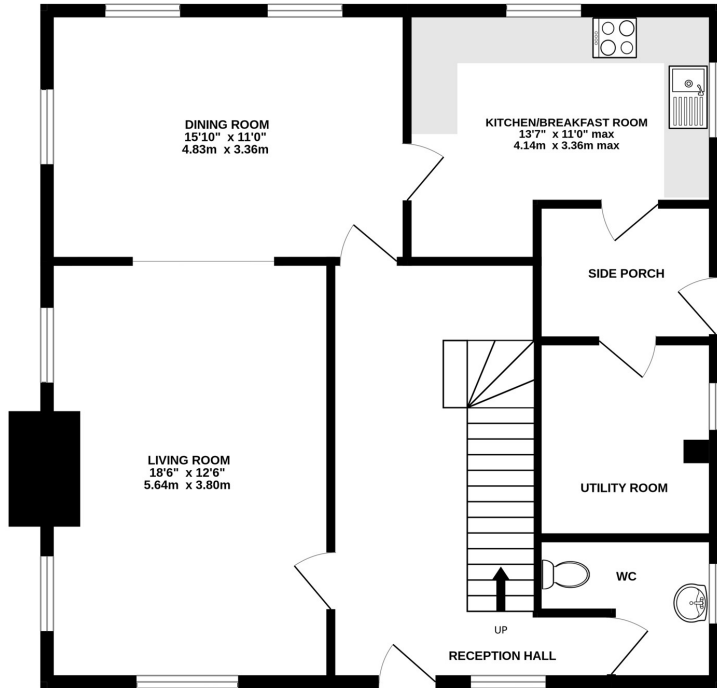
Agents note: Remedial works to the septic tank to ensure compliance are being undertaken by the vendors

DIRECTIONS

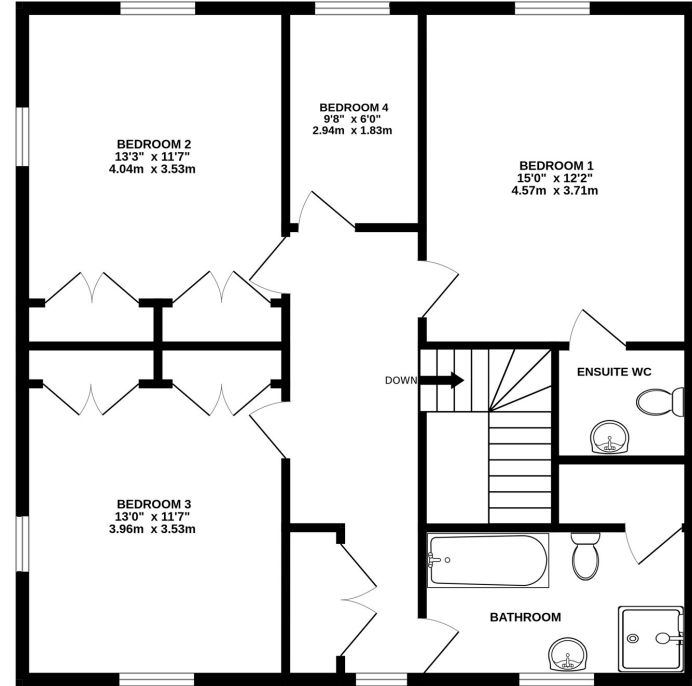
From Whitehaven head out through Hensingham past the swimming pool and take the left hand turning to Frizington. Proceed over the two hump back bridges and past the turning on the right into Rheda Park. At the next sharp right bend take the lane on the left (No Through Road) and follow to the end where the property will be situated on the right hand side.



GROUND FLOOR
859 sq.ft. (79.8 sq.m.) approx.



1ST FLOOR
868 sq.ft. (80.6 sq.m.) approx.



TOTAL FLOOR AREA: 1727 sq.ft. (160.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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58 Lowther Street, Whitehaven, Cumbria CA28 7DP Tel: 01946 590412

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D		
(39-54)	E	39	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			