



LOW MILL HOUSE

LOW MILL, WESTERN CUMBRIA



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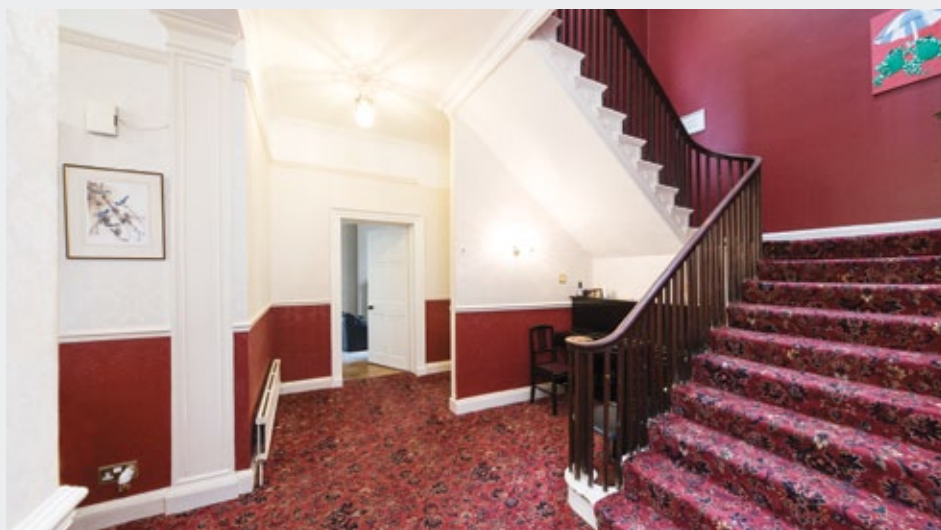
A fine example of a Georgian residence, formerly a Mill owners house and set in a peaceful semi-rural position within a small hamlet of former workers cottages, close to the historic market town of Egremont.

APPROXIMATE MILEAGES

Carlisle 45 miles, Penrith & J40 M6 48 miles, Keswick 30 miles, Cockermouth 18 miles, Sellafield 4.5 miles, Coniston 31.5 miles, Wastwater 11 miles, Whitehaven 7.5 miles.

ACCOMMODATION IN BRIEF

Entrance vestibule, Reception hall, Living room, Sitting room, Kitchen/dining room, Utility room, Ground floor WC, Rear porch, Cellar rooms, Landing, Four first floor double bedrooms, En-suite bathroom, Family bathroom & WC, Two second floor bedrooms, En-suite shower room, Snug, Generous gardens with 'carriage' drive, Double garage with pit.



INFORMATION ON LOCAL AREA

Low Mill is a rural hamlet situated close to the historic market town of Egremont with its castle ruin and the Florence Mine tourist attraction. There are plenty of walking opportunities from the door and the seaside village of St Bees with its sandy beach and train station is located about 3 miles away. The property is well placed for access to the delights of the Western Lake District with beautiful Loweswater, unspoilt Ennerdale and dramatic Wastwater all within easy reach. There is a range of schooling in the area including the West Lakes Academy and plenty of local shopping facilities. Work opportunities exist in the nearby town of Whitehaven and nuclear related industries supporting Sellafield.

THE PROPERTY

Low Mill House is a fine example of a Georgian residence, formerly a mill owners house and set in a peaceful semi-rural position within a small hamlet of former workers cottages. Well maintained by the owners it offers extensive accommodation set over three floors and will suit a larger family or those seeking a potential lifestyle business opportunity. The property retains many features including the grand staircase with domed skylight, working shutters to first floor bedrooms, cornicing and fireplaces whilst also lending itself to the needs of the modern family. This is a special property in a lovely location being ideally positioned between the stunning coastline and the Lake District Hills.

The double glazed entrance door leads into a vestibule with glazed roof and a beautiful original door opens into the reception hall which is without question the centrepiece of the property with a stunning staircase and domed skylight. Doors from here lead to ground floor rooms including a lovely Living room with a light & airy feel including a fireplace with multi fuel stove and original display cupboard, a Sitting room with double glazed French doors to the rear plus a large Kitchen/Dining room with centre island and space for a generous table. Also to the ground floor is a useful utility room where the boiler is housed, a rear lobby with WC and a porch with access to the rear garden.



A door from the rear lobby leads down to useful Cellar rooms which include coal bunker, gym, wine cellar and large pantry complete with sandstone cold slabs and flagstone floor.

All the first floor rooms lead off the magnificent landing with its domed skylight, picture rail and cornicing. The Master Bedroom enjoys beautiful views over the gardens & countryside with working shutters and door into an En-suite Bathroom with a freestanding bath and separate shower enclosure. Bedroom Two which has a lovely cast iron fireplace looks out to the rear, Bedroom Three and Bedroom Four look over the gardens to the front. All bedrooms have working shutters. The family bathroom is well proportioned and there is a useful separate WC.

Stairs from the first floor landing continue up to the second floor and into a useful snug/study area with doors into remaining bedrooms and Velux window. Bedroom 5 benefits from a vaulted ceiling with Velux windows and a number of useful eaves storage cupboards. The final bedroom has En-suite shower room & WC.



EXTERNALLY

Low Mill House occupies a generous plot which takes full advantage of the lovely countryside surrounding the property. An unmade lane leads alongside the river and up to the hamlet where a 'carriage' drive leads to the front with a turning circle and access to a double width garage. The remaining gardens are laid to lawn with generous seating area and mature trees. To the rear there is a sheltered courtyard with a further area laid to lawn within a lovely walled garden.

Please note. Part of the rear 'walled garden' belongs to the adjoining property. The right of access to this is via a separate entrance at the rear of the walled garden.

DIRECTIONS

From J40 Penrith take the A66 past Keswick and Cockermouth towards Workington. Turn left onto the A595 heading for Whitehaven. Pass Whitehaven and continue southwards passing Egremont, staying on the A595. After the right hand turn into Thornhill take the next right by a small cemetery and follow this lane round to the right and downhill towards the river. Turn right before the bridge onto an unmade lane posted Low Mill. Continue through the cluster of cottages and the property will then be situated on the right hand side of the lane.

POSTCODE – CA22 2UE **EPC** - Band F **COUNCIL TAX** – Band E

FIXTURES & FITTINGS

Some items, such as carpets, curtains and light fittings, not mentioned in these sales particulars may be either excluded from the sale or available by separate negotiation.

TENURE – Freehold

SERVICES

Mains electricity, gas, water and drainage are all connected. Oil fired central heating.

IMPORTANT NOTICE

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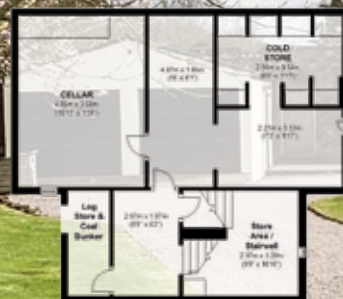
FIRST FLOOR



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CELLAR



GROUND FLOOR



GARAGE



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	79	38



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