



## Bootle

£484,000

Millstones Olde Farm House, Bootle, Millom, Cumbria, LA19 5TJ

Millstones is so much more than a house. More accurately an immaculately presented, fastidiously maintained, spacious, warm, welcoming, comfortable home dating back to 1750 with enough room for the largest of families and with some lovely character features. Ideal for home workers or those with hobbies that require space as the entire top floor could accommodate both if necessary and still give 4 bedrooms! Apart from all of that there are views, lovely, far reaching ever changing views. To one side it is the stunning Black Coombe, the other open countryside with the sea in the distance.

As if that isn't enough for the very affordable price tag - it does not stop there - there is also a fantastic opportunity in the form of 2 undeveloped barns with outline planning permission to create additional Ancillary Accommodation with 2 Bedrooms - Ideal for Granny or Teenagers!

### Quick Overview

- Super country views
- Lovely Village location
- Barns with outline planning permission
- Stunning walks from the doorstep
- Close to local Primary School
- Railway Station and Beach within walking distance
- Immaculately presented and fastidiously maintained
- Double Garage with inspection pit
- Ample Parking and Garden
- Superfast Broadband

Property Reference: G3024



4



2



3



E



Superfast  
Broadband



Double Garage &  
Ample Parking





Lounge



Kitchen



Ground Floor Bathroom



Lounge

Millstones has been owned by the same family since 1992 and during this time has gone through a program of improvements. It is now a home that we feel ticks more boxes inside and out than one could ever need. This property really does offer so much for the price tag and is in a lovely part of the world.

The main front door opens into the Entrance Porch which leads in to the very spacious Lounge. Warm and inviting with open fire and original surround and lovely exposed beams. Front aspect and very pleasant views towards the local fells and Black Coombe. Through into the Inner Hall there is a superb 'Glory Hole' (every home needs one) and steps lead down into this very useful storage room. There is a Bathroom off with a 4 piece suite comprising WC, wash hand basin, shower and Jacuzzi bath. The formal Dining Room has a deep set window to the side and original, recessed, display cupboard. The Farmhouse Kitchen is of very generous proportions and has a dual aspect. Furnished with a range of wooden wall and base units with stainless steel sink. Space for fridge and washing machine, integrated dishwasher, built in ceramic hob and wonderful oil fired Stanley range cooker (which heats the hot water system, cooking and radiators). Ceramic tiled floor and door to Side Entrance Porch. Off the Inner Hall is the very special Conservatory - of epic proportions and has a charming outlook into the beautiful well maintained Garden and views towards Black Coombe over the road. Wooden flooring.

From the Inner Hall, the stairs lead up to the First Floor Landing which splits left and right. Bedroom 1 is a fabulous Double Bedroom with exposed beams and wonderful views towards Black Coombe. Bedroom 2 is another generous Double Bedroom with similar delightful views. Bedroom 3 is a generous single with rear aspect. Bedroom 4 is another double with side aspect. There is also a very useful Office/Study with roof window. Storage/Airing cupboard housing the hot water cylinder tank. Finally on this floor there is a 'Jack n Jill' Shower Room comprising WC, wash hand basin and shower enclosure. Stairs lead up to the Second Floor Landing which is very light with a large 'Velux' roof window boasting delightful, far reaching views with the sea in the distance. Useful WC and wash hand basin in between the final two rooms! Both are currently used as Bedrooms but are ideal as Hobby Rooms, 'His & Hers' Offices for the Homeworkers or Play Rooms for the children! Both have twin 'Velux' windows, are bathed in natural light and enjoy very similar impressive views to the landing. Ample eaves storage and fitted wardrobes.

Externally there is a large Double Garage with 2 up and over doors, power and light. WC and wash hand basin and inspection pit. There are 2 undeveloped Barns, currently utilised for storage, both secure and dry with exposed stone walls and roof windows and both have outline planning permission for Ancillary Accommodation to create a 2 bedroom Annexe which could be ideal for Granny or Teenagers - Planning No: 7/2022/4062

To the rear of the Conservatory is a spacious, paved Patio area which leads up into the Garden which is beautifully kept and comprises a good area of level lawn, well established planting to the borders, attractive rockery and lovely ornamental pond. The sweeping brick set driveway leads around to the rear of Millstones where Parking can be found for several vehicles.





Dining Room



Bedroom 2





Bedroom 3



Jack n Jill Shower Room



Undeveloped Barns



Double Garage and Parking

**Location** The Village of Bootle is a well kept secret in the Lake District. A small friendly village of approximately 1000 set in the most spectacular scenery. Black Coombe stands proudly on the edge of this village which boasts Convenience Store, Post Office, Cafe, Primary School and Railway Station with links to both Carlisle in the north and Lancaster in the south. One of the main attractions in Bootle is St. Michael's Church, which dates back to the 12th century. The church is a beautiful example of Norman architecture and is known for its stunning stained glass windows. Visitors can also explore the nearby Bootle Station Heritage Centre, which tells the story of the village's railway history. The centre features a collection of railway memorabilia and artefacts, as well as a model railway display.

The nearest town of Millom is approximately 20 minutes by car and the stunning walks and sights of the quieter Western Lake District are within very easy reach. Golf is available locally at Seascale and Silecroft. Ravenglass, home of the narrow gauge railway fondly known as 'La'al Ratty' is just 8 miles away and provides fun for all ages along the 7-mile stretch of railway line passing through stunning scenery. Silecroft Beach is just over 4 miles away.

To reach the property from Greenodd, follow the road in the direction of Broughton in Furness for approx 12 miles, going through Foxfield and dropping down the hill to Duddon Bridge. At the lights continue over the bridge and follow the road, keeping right at the church. Follow the road for some distance until you reach the 'T' Junction and turn right signposted Workington & Whitehaven. Proceed into the village of Bootle, go past the impressive church on the right and Millstones Olde Farm House can be found just after the Café/Cycle Shop and Gym.

What3words -

<https://what3words.co.uk/below.cheered.consonant>

#### Accommodation (with approximate measurements)

##### Porch

Lounge 26' 10" x 11' 9" (8.18m x 3.58m)

##### 'Glory Hole'

##### Bathroom

Farmhouse Kitchen 16' 4" x 12' 8" (4.98m x 3.86m)

##### Porch

Dining Room 13' 1" x 11' 6" (3.99m x 3.51m)

Conservatory 16' 4" x 14' 6" (4.98m x 4.42m)

##### First Floor

Bedroom 1 14' 8" x 12' 0" (4.47m x 3.66m)

Bedroom 2 12' 0" x 11' 5" (3.66m x 3.48m)

Bedroom 3 13' 1" x 9' 8" (3.99m x 2.95m)

Bedroom 4 11' 10" x 7' 7" (3.61m x 2.31m)

Study 6' 7" x 6' 5" (2.01m x 1.96m)

##### Shower Room

##### Second Floor

##### WC

Hobbies Room 1 14' 7" x 8' 0" (4.46m x 2.45m)

Hobbies Room 2 14' 7" x 12' 1" (4.44m x 3.68m)

Double Garage with WC 23' 10" x 21' 8" (7.26m x 6.6m)

Barn 1 40' 7" x 13' 9" (12.37m x 4.19m)

Barn 2 36' 6" x 15' 1" (11.13m x 4.6m)





Conservatory



Bedroom 1





Garden



Views towards Black Coombe



**Services:** Mains electricity, water and drainage. Oil fired central heating.

**Tenure:** Freehold. Vacant possession upon completion. No upper chain.

**Council Tax:** Band D. Copeland Borough Council.

**Outline Planning Permission:** Planning permission was granted in September 2022 to convert the 2 outbuildings into Ancillary Accommodation comprising Lounge, Kitchen, Dining Room, 2 Bedrooms and Bathroom. Ideal for Granny or Teenagers.

**Material Information:** The Neighbouring barn has pedestrian access over the side driveway to maintain the rear of their property.

**Viewings:** Strictly by appointment with Hackney & Leigh.

**Energy Performance Certificate:** The full Energy Performance Certificate is available on our website and also at any of our offices.

**Anti-Money Laundering Regulations (AML):** Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).

## Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team  
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# Millstones Olde Farm House, Bootle, Millom

Approximate Area = 2448 sq ft / 227.4 sq m

Limited Use Area(s) = 191 sq ft / 17.7 sq m

Garage = 516 sq ft / 47.9 sq m

Outbuildings = 1110 sq ft / 103.1 sq m

Total = 4265 sq ft / 396.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°checom 2025. Produced for Hackney & Leigh. REF: 1240395

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