



Hickory House & Hickory Cottage

Whicham Millom, LA18 5LS

Are you looking for a business opportunity or family home with annexe or maybe a bit of both, Look no further than Hickory House and Cottage!

Located on the edge of the Lake District National Park, both properties offer ample parking and direct access to pathways leading to Black Combe and the award-winning Silecroft Beach.

Offers In The Region Of £760,000

Hickory House & Hickory Cottage

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- Two detached properties
- Hickory House - Four Double Bedrooms
- Hickory Cottage - One bedroom detached annex
- EPC - Hickory House E - Hickory Cottage D
- Both have covered Hot Tub
- Beautiful Views
- Investment opportunity - £80K per annum
- Edge of Lake District National Park
- Council Tax D

HICKORY HOUSE

Vestibule

4'8" x 4'5" (1.444 x 1.350)

Hallway

22'7" x 6'4" (6.895 x 1.941)

Reception One

17'1" x 13'5" (5.23 x 4.09)

Reception Two

17'1" x 13'5" (5.23 x 4.09)

Utility Room

13'8" x 12'4" (4.17 x 3.76)

Shower Room & WC

9'2" x 4'7" (2.818 x 1.410)

Kitchen

13'8" x 12'2" (4.17 x 3.73)

Conservatory

13'3" x 12'4" (4.06 x 3.76)

Bedroom One

17'10" x 12'9" (5.44 x 3.91)

Bedroom Two

17'10" x 12'9" (5.44 x 3.91)

Bedroom Three

13'7" x 11'10" (4.147 x 3.63)

Bedroom Four

14'9" x 12'2" (4.52 x 3.71)

Family Bathroom

13'8" x 12'5" (4.187 x 3.809)

Study/Linen Store

7'6" x 4'5" (2.306 x 1.355)

HICKORY COTTAGE

Living Room/Kitchen

17'5" x 8'11" (5.33 x 2.74)

Bedroom

11'6" x 7'10" (3.51 x 2.39)

Bathroom

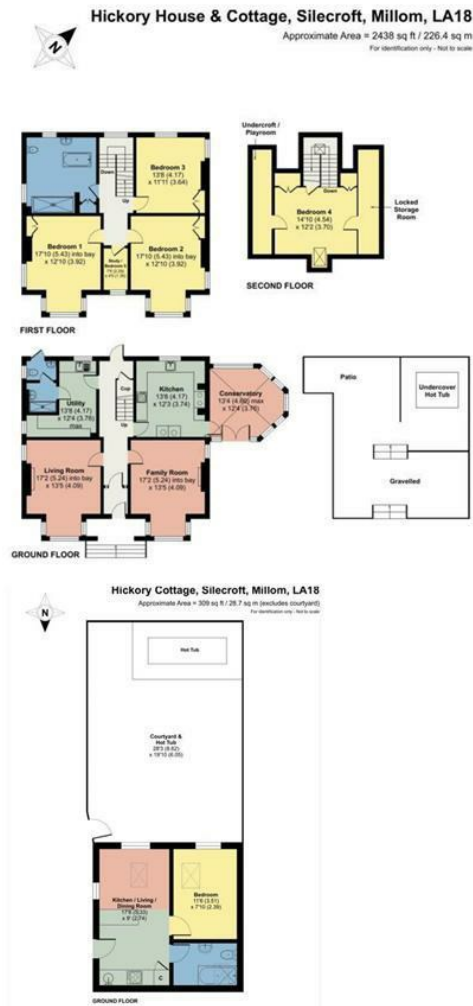
Relevant Info



Directions



Floor Plan



Corrie and Co aim to sell your property at the best possible price in the shortest possible time. We have developed a clear marketing strategy to ensure that your property is fully exposed to the local, regional and national market place and we are confident that we can provide a marketing service second to none. Our Sales Team offer:

- Full colour contemporary sales literature with floorplans
- A full programme of local / regional advertising and promotion on the Corrie and Co and Rightmove websites
- 24/7 promotion in our Barrow, Ulverston and Millom offices
- Professional viewing service and prompt feedback
- Experienced, friendly staff
- Eye catching 'For Sale' board

To ensure your move is looked after, we can help you with an Energy Performance Certificate and arrange a free mortgage and finance review. We also provide a competitive No Sale – No Fee conveyancing service with well known and trusted local solicitors. Our valuation and sales advice is impartial, completely free with no obligation.

Unlike many High Street Estate Agency chains, Corrie and Co are wholly independent and can therefore recommend the mortgage and lender that is most suitable for your needs. Our aim is to provide quality advice and expertise at all times so that you can make an informed decision every step of the way.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Standard	Current	Standard
101-120 (A)	81-100 (D)	101-120 (A)	81-100 (D)
81-100 (B)	61-80 (E)	81-100 (B)	61-80 (E)
61-80 (C)	41-60 (F)	61-80 (C)	41-60 (F)
41-60 (D)	21-40 (G)	41-60 (D)	21-40 (G)
21-40 (E)	1-20 (H)	21-40 (E)	1-20 (H)
1-20 (F)	0-20 (I)	1-20 (F)	0-20 (I)
0-20 (G)		0-20 (G)	

Not energy efficient - higher running costs
Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC
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