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INDEPENDENT SALES & LETTING AGENTS



The Old Corn Mill

Kirksanton, Millom, LA18 4NN

Offers In The Region Of £475,000



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Explore this remarkable four-bedroom residence situated in the tranquil village of Kirksanton, near the Lake District National Park. Boasting numerous original features such as the Original Mill Working and exposed beam ceilings, this property exudes charm. Impeccably maintained, it showcases generously sized rooms spread across three floors.

With off-road parking for three cars, a garage, and both front and back gardens offering views of Black Combe, this dwelling seamlessly blends character with modern conveniences. Don't let this opportunity pass you by!

As you approach this remarkable character property, you'll be greeted by off-road parking for up to three cars, a sizable garage, and a generous lawned front garden adorned with apple trees, flower beds, and a variety of plants and trees. Towards the rear of the front garden, you'll find a raised paved area featuring a charming summer house, perfect for relaxing and enjoying the surroundings.

Step into the entrance hall adorned with slate flooring, and striking feature beams. From here, access the impressive kitchen/diner featuring a range of base units with light grey countertops, a matching island, and a Rangemaster boasting a 6-ring ceramic electric hob with twin ovens and grill. Original mill workings behind glass add character, along with an inviting open fire. The ground floor also hosts a utility area with WC and access to the garden, as well as the former wheel room, now transformed into a boiler room.

Ascend the wooden spindled staircase to the first floor, where you'll find a spacious lounge boasting original beams spanning the room's length and offering ample natural light from windows at the front and rear, with views of Black Combe. A stone fireplace with electric inset adds warmth and charm. Also on this floor, a cozy study provides an ideal work-from-home space.

Continue to the third floor to discover four equally sized double bedrooms, all featuring natural decor. A white three-piece bathroom awaits, including a large double-ended bath with shower attachment, WC, and vanity washbasin, complemented by cream tiled flooring and partially tiled walls. Adjacent, a separate shower room offers a large shower cubicle with wall-mounted body jets and an additional handheld unit, along with WC and vanity washbasin.

The rear garden, accessible through the utility room, features an easily maintained grassed and paved area.

Ground floor

Kitchen/Diner

34'8" x 13'10" (10.58 x 4.22)

Wheel Room/Boiler room

20'7" x 7'6" (6.28 x 2.31)

Utility

12'11" x 8'9" (3.94 x 2.67)

First floor

Lounge

32'6" x 20'5" (9.92 x 6.24)

Study

10'10" x 9'10" (3.31 x 3.01)

Second floor

Bedroom one

15'10" x 10'2" (4.83 x 3.10)

Bedroom two

13'9" x 10'7" (4.21 x 3.24)

Bedroom three

15'10" x 9'7" (4.84 x 2.93)

Bedroom four

15'10" x 9'7" (4.84 x 2.94)

Bathroom

9'10" x 6'4" (3.00 x 1.95)

Shower room

9'7" x 6'4" (2.94 x 1.95)

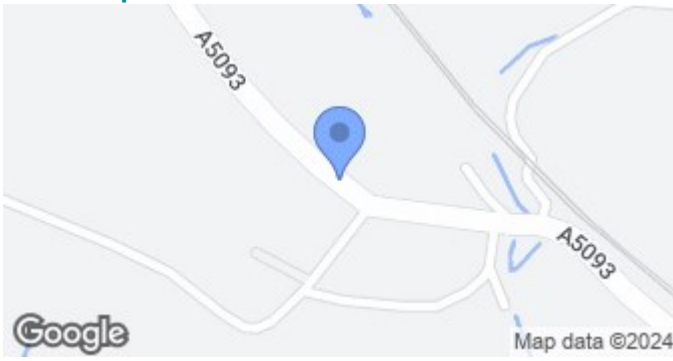


- Former Corn Mill with original Mill workings
 - Four double bedrooms
 - Off road parking and garage
 - EPC F

- Character property
- Front and back gardens
- Quiet Village location
- Council tax band E



Road Map



Terrain Map



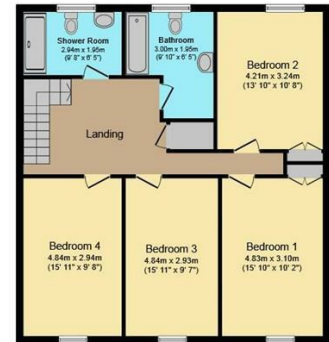
Floor Plan



Ground Floor



First Floor



Second Floor

Total floor area 284.0 sq. m. (3,057 sq. ft.) approx

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. Plan produced for Purple Bricks. Powered by PropertyBOX

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, over many years, to ensure your property is exposed to all social media platforms, Rightmove, Zoopla and our own Corrie and Co website.

We also offer:

- Professional Photography
- Full promotion, throughout all our branches
- Experienced, qualified, friendly staff
- Full viewing service with feedback

To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services.

We are local, family run business who are wholly independent which means we can recommend services to most suit your needs. Our aim is to provide quality advice and expertise at all times, so you can make an informed decision.

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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			
England & Wales		EU Directive 2002/91/EC	