

# CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



## Manor Cottage

Kirksanton, Millom, LA18 4NW

Offers In The Region Of £300,000



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# Manor Cottage

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## Offers In The Region Of £300,000



*Nestled in the serene village of Kirksanton, just on the outskirts of the breathtaking Lake District National Park and a short walk to the local quiet beach, this enchanting two-bedroom detached cottage is a hidden gem waiting to be discovered. The tranquil setting of Kirksanton provides a peaceful retreat from the hustle and bustle of everyday life, making this cottage an ideal home or those seeking tranquility and natural beauty.*

*The property is adorned with stunning gardens that will captivate any gardening enthusiast, these meticulously maintained gardens are a highlight of the cottage. Adding to the charm of this cottage is a delightful summer house nestled within the garden. This versatile space includes a cozy lounge area, a convenient kitchenette, and a separate shower room. It serves as an ideal guest house for visiting family and friends. Alternatively, it could be used as a serene home office, a creative studio, or a personal retreat. It also comes with a private driveway, ensuring off-road parking for residents and visitors alike.*

As you enter the property, you are welcomed by a porch equipped with plumbing for a dishwasher or washing machine and space for a fridge or freezer. A door leads into the kitchen/diner, which features a good range of cottage-style base units, a single drainer sink with a mixer tap, space for a freestanding cooker, and additional room for a fridge or freezer. There is also a shelved pantry cupboard for extra storage and ample space for a dining table.

Adjacent to the kitchen is the lounge, a cozy yet comfortably sized room with two windows allowing plenty of natural light. The room is decorated in natural colors with a brown fitted carpet. From the lounge, a door leads to the boiler room, which wraps around the front of the house, providing additional storage.

On the second floor, you will find two bedrooms and a bathroom with a four-piece suite, including a low-level flush WC, a pedestal wash hand basin, a bath with tiled splashback areas, and an independent shower cubicle with an electric shower.

In the garden, there is a summerhouse with an open-plan living room and kitchenette area offering a great view of the garden. The summerhouse also features a separate shower room with a full three-piece suite.

The property includes extensive and mature gardens with fruit trees, bushes, a greenhouse, and off-road parking at the front.

### Porch

6'8" x 4'2" (2.054 x 1.275)

### Living Room

12'4" x 11'0" (3.765 x 3.374)

### Kitchen-Diner

14'1" x 9'11" (4.301 x 3.033)

### Store Room

14'3" x 6'5" (4.348 x 1.956)

### Store Room Two

15'7" x 6'0" (4.768 x 1.849)

### Bedroom One

10'9" x 9'0" (3.290 x 2.753)

### Bedroom Two

10'1" x 6'9" (3.096 x 2.078)

### Family Bathroom

10'2" x 7'0" (3.101 x 2.145)

### Summerhouse

17'8" x 11'8" (5.387 x 3.562)

### Shower Room for summerhouse

5'8" x 5'3" (1.741 x 1.619)

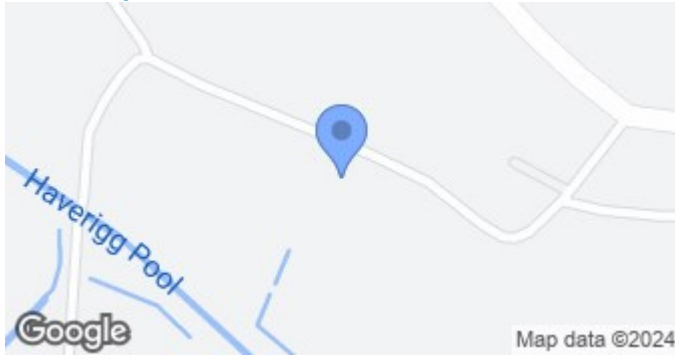


- Two bedroom detached cottage
  - Rural location
  - Good size garden
  - Council Tax Band C

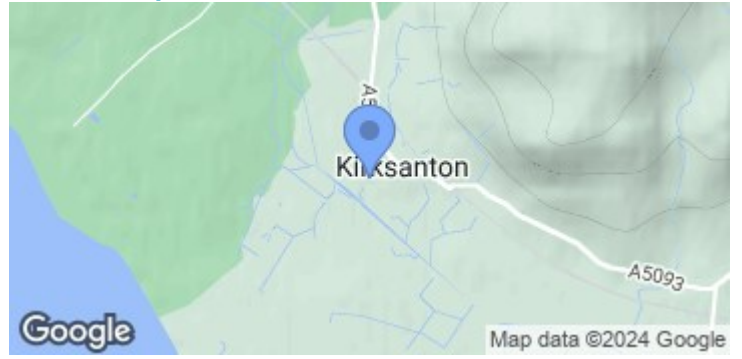
- Seperate summerhouse
  - Off road parking
  - Views
  - EPC G



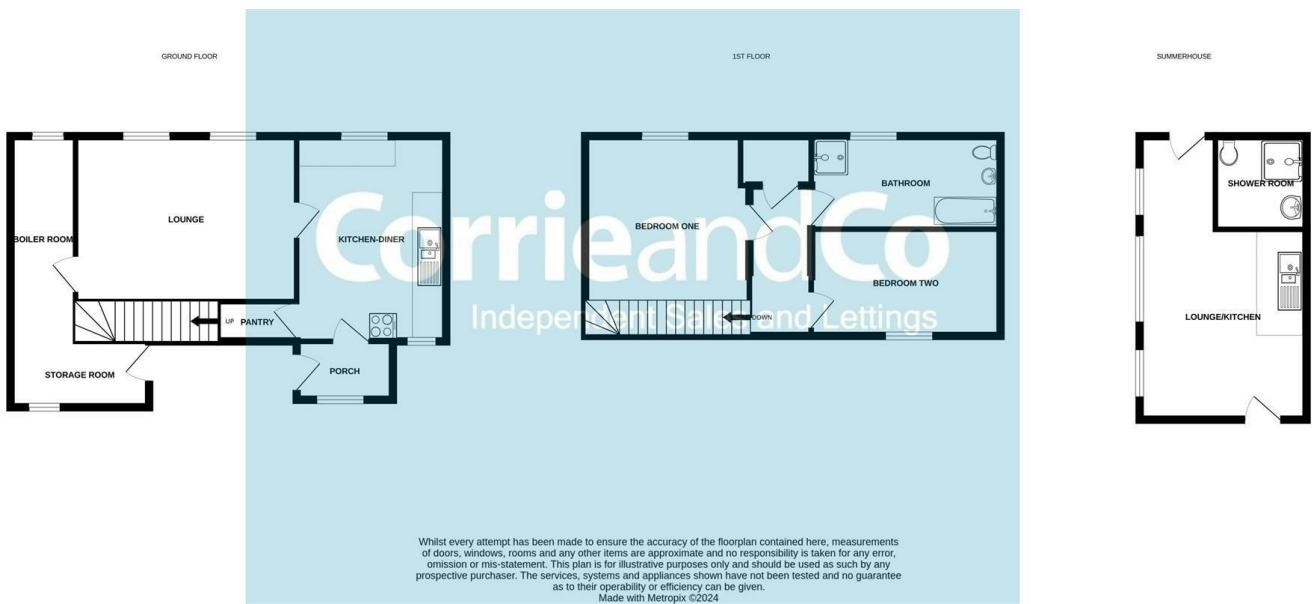
## Road Map



## Terrain Map



## 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, 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.

