

# CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



## Haws Barn

Millom, LA18 5HQ

Offers In The Region Of £395,000



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# Haws Barn

Millom, LA18 5HQ

## Offers In The Region Of £395,000



*Situated in the tranquil village of The Green, this impressive semi-detached barn conversion offers a perfect blend of rustic charm and modern comfort. The property is set in an idyllic location, with breathtaking panoramic views that stretch across the Duddon Estuary and the surrounding picturesque countryside. The 0.9 acres of land included with this property is being developed into a natural garden. This peaceful rural setting provides a serene retreat from the hustle and bustle of daily life while remaining conveniently close to local amenities.*

*With its spacious layout, the property features four generously sized double bedrooms, and two comfortable living areas offering considerable versatility. The property also offers a well appointed bathroom, an additional en-suite shower room and a practical utility room.*

*The house benefits from off-road parking that can accommodate up to four vehicles. Additionally, the property includes a large two storey double garage/workshop. This unique barn conversion offers a rare opportunity to own a spacious and beautifully designed home in a truly stunning location, making it an ideal choice for families or those looking to embrace country living.*

As you approach this beautiful property, you'll immediately notice the convenience of off-road parking, providing space for up to four cars. Adjacent to the parking area, there's a double garage/workshop equipped with power and lighting, along with a spacious mezzanine level that offers excellent potential for additional storage and another full level offering more storage or even a creative workspace. A cozy patio area sits just outside, offering the perfect spot to relax and take in the stunning views of the surrounding landscape.

Entering through the porch, you step into the mid-level of the property, where you're greeted by a spacious lounge that spans the length of the house. Large windows flood the room with natural light, showcasing the breathtaking views outside. The room's bright ambiance is enhanced by white painted walls, while a deep red fitted carpet adds warmth and character. An open fireplace serves as a central feature, offering a cozy focal point for those chilly evenings. This level also includes a generously sized double bedroom, providing both comfort and convenience. The bedroom has direct access to a well-appointed family bathroom, which is newly fitted with a modern white four-piece suite. The suite includes a WC, wash basin, bath, and a separate shower with fully tiled wet room area, this creates a sleek and functional space that can also be accessed from the hallway.

Descending to the lower level, you'll find an additional lounge or study area. This cozy room features a charming multi-fuel stove, perfect for creating a warm and inviting atmosphere, while a rear-facing window allows for natural light and views of the patio and estuary. The lower level is also home to the impressive kitchen, which offers an extensive range of fitted base and wall units. The large, open space in the center of the kitchen comfortably accommodates a dining table, making it an ideal area for family meals or entertaining. The room is tastefully finished with green tiled splashbacks and a cream tiled floor. Additionally, the lower level includes a practical utility room, complete with a boiler and plumbing for a washing machine. From here, you can conveniently exit to the rear of the property.

On the top level, you'll discover three further double bedrooms, all neutrally decorated and featuring fitted carpets, providing a comfortable and cohesive feel throughout. The second bedroom on this floor has the useful addition of en-suite shower room, fitted with a three-piece suite, including a WC, wash basin, and a tiled shower cubicle.

Outside, to the rear of the property, there is a small, paved courtyard area, perfect for setting up a table and chairs where you can sit and enjoy the peaceful surroundings and beautiful views.

In addition there is 0.9 acres of elevated land with stunning and wide ranging estuary and fell side views. This is being developed into a natural garden with many features, including mown path, mature trees and shrubs, fruit trees and tree lined walk.

This property offers an excellent blend of indoor comfort and outdoor enjoyment, making it an ideal choice for those seeking a serene lifestyle in a picturesque setting.

Please note there is a restriction on breeding dogs at the property.

### Porch

9'1" x 5'9" (2.772 x 1.757)

### Lounge /Study

16'7" x 10'2" (5.062 x 3.100)

### Kitchen-Diner

23'0" x 14'3" (7.032 x 4.360)

### Utility

10'2" x 6'0" (3.111 x 1.843)

### First Floor Landing

5'9" x 5'6" (1.763 x 1.695)

### Living Room

22'10" x 10'9" (6.983 x 3.288)

### Family Bathroom

10'7" x 8'1" (3.250 x 2.486)

### Bedroom one

10'9" x 9'7" (3.288 x 2.928)

### Second Floor Landing

11'9" x 3'10" (3.601 x 1.191)

### Bedroom two

14'2" x 13'6" (4.323 x 4.134)

### En Suite

9'10" x 2'3" (3.016 x 0.708)

### Bedroom Three

14'5" x 11'3" (4.411 x 3.453)

### Bedroom Four

10'9" x 9'7" (3.29 x 2.93)

### Double Garage/Workshop

20'8" x 19'7" (6.300 x 5.994)



- Panoramic views
- Two living areas
- Double glazed windows
- 0.9 acres of land
- EPC E
- Four double bedrooms
- Garage & Off road parking
- Oil central Heating
- Council Tax Band D



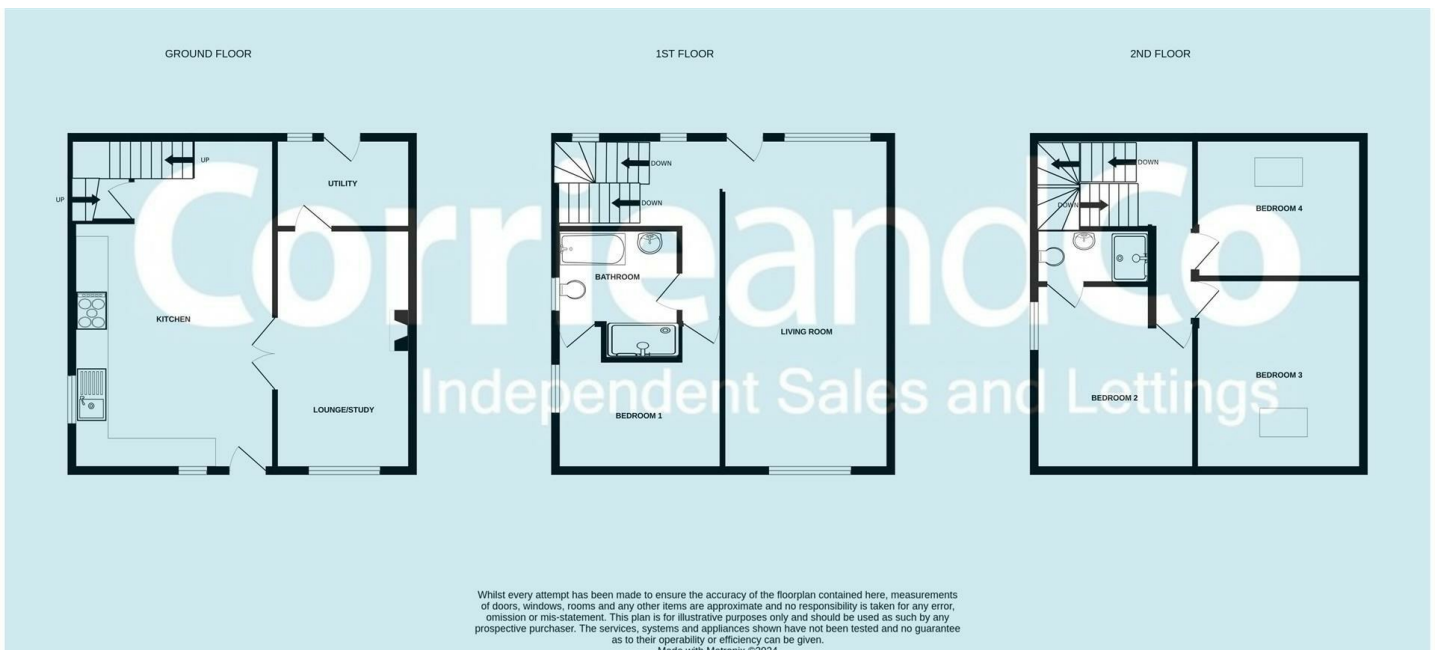
## Road Map



## 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.

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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		71	49
		EU Directive 2002/91/EC	