



Amity Cottage

Millom, LA19 5YN

Offers In The Region Of £495,000



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We are excited to present Amity Cottage, a charming and spacious detached three -bedroom property situated in a tranquil and secluded location in the heart of Waberthwaite, Cumbria, within the stunning Lake District National Park. This delightful cottage offers a rare sense of privacy, with its own private access road leading directly to the property, ensuring peace and solitude amidst the natural beauty of the area.

Set within an expansive 1.5 acres of land, Amity Cottage provides breathtaking views of the surrounding picturesque countryside and rolling fells, making it an idyllic retreat for those seeking to immerse themselves in nature. The property boasts a wealth of original features, maintaining much of its character and charm, offering a perfect blend of traditional appeal with modern comfort.

In addition to the generous living space, Amity Cottage comes with convenient off-road parking, ensuring easy access for both residents and guests. There is also a garage, providing ample space for storage or housing vehicles. Whether you're looking for a peaceful holiday home, a full-time residence, or a weekend getaway, Amity Cottage offers the perfect base from which to explore the beauty and tranquility of the Lake District.

As you approach Amity Cottage a private driveway leads you to the property, offering off road parking for multiple vehicles. Upon entering through a gate you arrive in a private courtyard, in to a porch with a cloakroom, wc and basin. Take the stairs downward to the lower level which is tanked throughout and has underfloor heating and exposed beams. To the left is the dining room with a sitting area, the middle room is the utility with a wc, Belfast sink and space for washing machine, dryer and coat hanging. To the right of the stairs is the kitchen with free standing units, Belfast sink, breakfast bar, an Esse Ironheart cooking wood burning stove and an area for sitting.

Up the stairs from the porch to the left is the living room with a wood burner in a feature fireplace, dual aspect windows looking out to the garden and beyond. The hallway leads to the Front door which takes you out onto a veranda with views to the sea and the Eskdale valley. To the right is the master bedroom with a four piece en suite, fitted wardrobes and a feature fireplace, wood burner and views to the garden.

The top floor has a further two bedrooms with views to the surrounding countryside, exposed beams and vaulted ceilings and a four piece bright and airy bathroom with three velux windows.

Outside there a mature gardens and field totalling approximately 1.5 acres.

Entrance Hall

12'5" x 4'11" (3.806 x 1.499)

WC

11'10" x 5'6" (3.614 x 1.686)

Dining Room

22'11" x 11'7" (6.988 x 3.536)

Kitchen-Diner

23'0" x 11'9" (7.019 x 3.586)

Utility/WC

11'5" x 4'11" (3.492 x 1.512)

Living Room

23'0" x 11'7" (7.035 x 3.544)

Bedroom One

11'11" x 11'9" (3.646 x 3.596)

En Suite

11'3" x 6'3" (3.442 x 1.926)

Bedroom Two

15'2" x 9'9" (4.633 x 2.989)

Bedroom Three

17'9" x 9'7" (5.434 x 2.944)

Family Bathroom

10'7" x 9'7" (3.250 x 2.941)



- Three double bedrooms
 - Stunning views
 - 1.5 acres of land
- Part double glazed windows
 - EPC F
- Detached cottage
- Secluded position
- Oil central heating
- Council tax band E
- Original features throughout



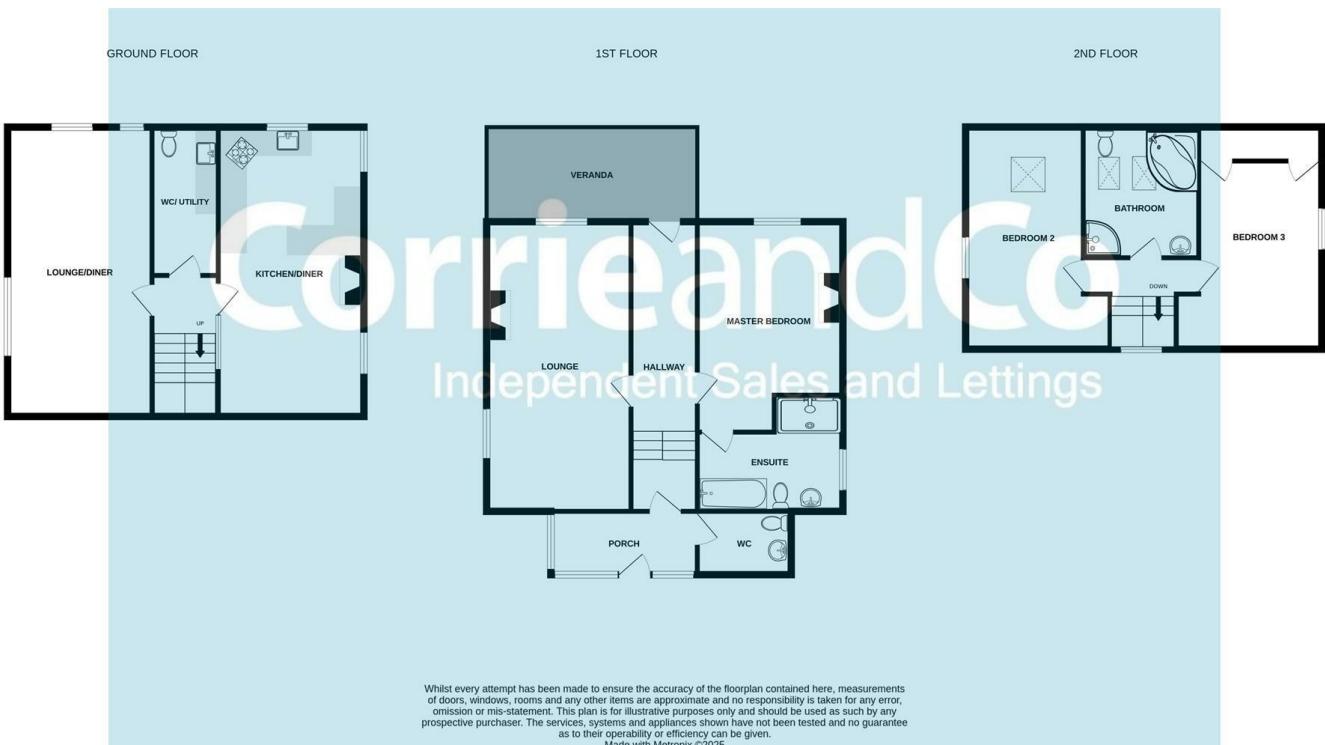
Road Map



Terrain Map



Floor Plan



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 whether buying or selling.

Estate agents are required by law to check a buyers /sellers identity to prevent Money Laundering and fraud. You do have to produce documents to prove your identity or address and information on your source of funds. Checking this information is a legal requirement to help safeguard your transaction, and failing to provide ID could cause delays. Corrie and Co, outsource these checks to speed up the process. The company does charge for such checks, please ask for more information and guidance on associated costs.

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

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	