

# CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



## Edge Close

Bootle , Millom, LA19 5TB

Offers In The Region Of £500,000



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Discover this stunning three-bedroom detached property located in the quiet village of Bootle, Cumbria within the stunning Lake District National Park. Recently renovated to a very high standard while keeping many original features, this home boasts amazing views of the surrounding countryside and fells. Upon entering, a vestibule leads to an entrance hall with access to the lounge, dining room, kitchen, and study. Upstairs, there are three double bedrooms and a lovely family bathroom. An added bonus is the beautiful attic room with exposed beams. This outstanding property has a driveway that can accommodate five cars, a large wrap-around patio area, a lawned garden to the front and back with a vegetable garden and greenhouse, as well as a detached barn. This property would make an ideal family home and is ready to move into. Contact the Millom Office on 01229 355333 for more details or to arrange a viewing.

### Entrance vestibule

### Entrance hallway

### Reception one

11'5" x 12'4" (3.48 x 3.77 )

### Dining room

9'8" x 12'2" (2.97 x 3.73 )

### Kitchen

11'2" x 11'0" (3.41 x 3.36 )

### Study

8'8" x 8'8" (2.65 x 2.65 )

### Master bedroom

12'4" x 11'5" (3.78 x 3.49 )

### Walk in wardrobe

8'2" x 3'9" (2.51 x 1.15 )

### Bedroom Two

11'6" x 12'5" (3.52 x 3.79 )

### Bedroom Three

8'10" x 11'2" (2.71 x 3.42 )

### Bathroom

11'3" x 8'1" (3.45 x 2.48 )

### Bedroom four/loft room

26'10" x 7'8" min 15'6" max into eaves (8.19 x 2.34 min 4.74 max into eaves )

### Externally

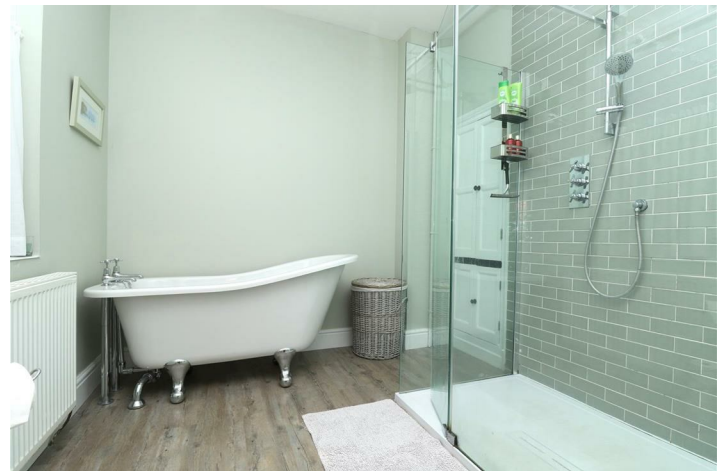
### Barn

22'11" x 8'4" approx (7.01m x 2.55 approximately )

### Summary



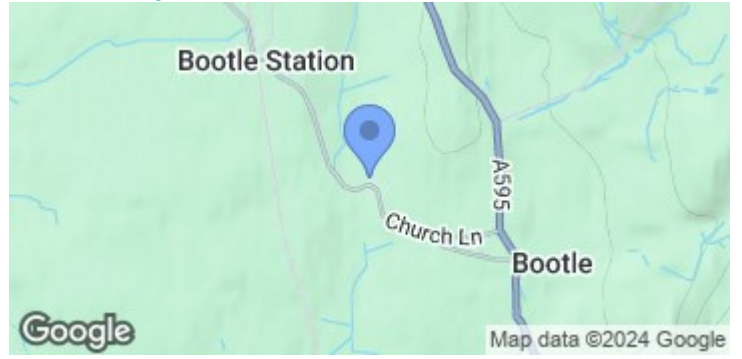
- Detached property
  - Large attic room
  - Lake District National Park
  - Large garden with wrap around patio
  - Council Tax Band D
- Three double bedrooms
    - Stunning views
  - Renovated throughout
    - Detached barn
    - EPC D



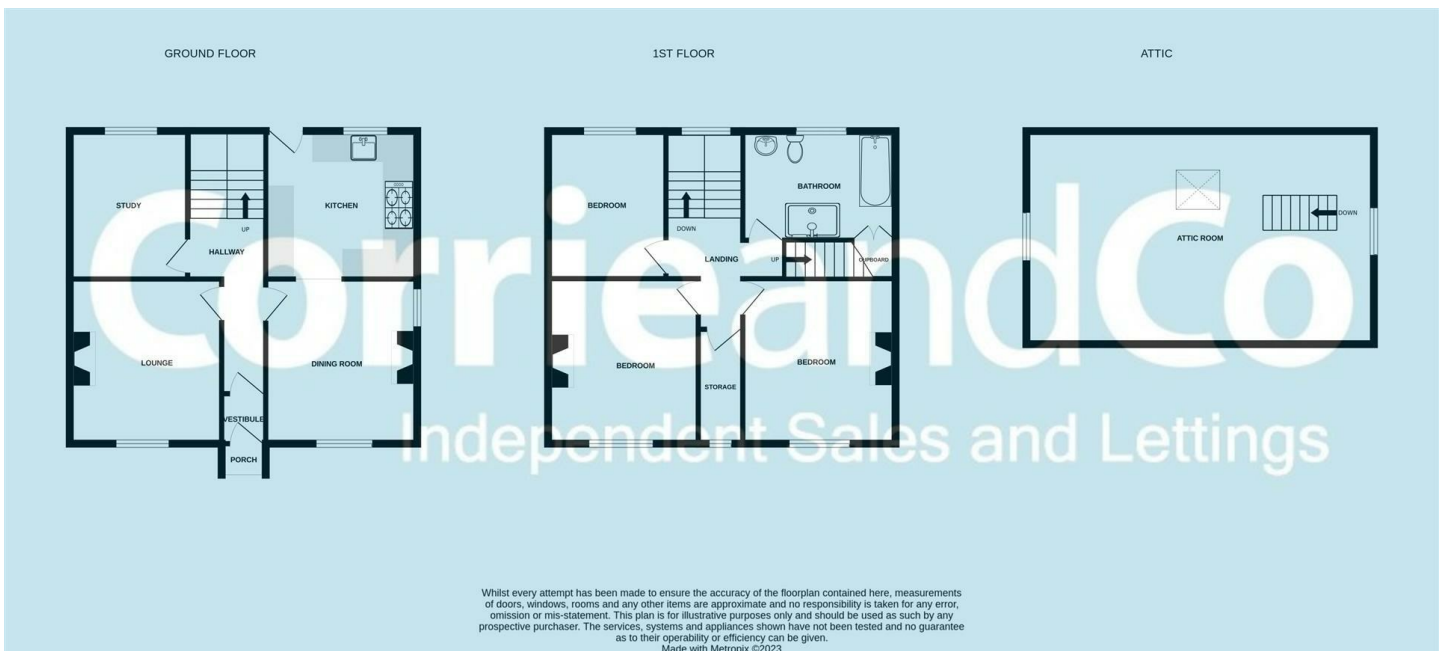
## Road Map



## 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.

