



Bootle

£350,000 - £375,000 (Guide Price)

Manse Cottage, Bootle, Millom, Cumbria, LA19 5UQ

A charming detached period cottage dating to c.1782, nestled in the peaceful village of Bootle. Immaculately presented throughout, the accommodation flows with understated style and warmth. Offering three double bedrooms, including principle with ensuite, cosy lounge beautifully fitted kitchen diner and study. Outside features include mature garden, decking, double driveway, and a detached garage. Moments from the stunning scenery of Wasdale and Wastwater, yet within easy reach of local amenities and rail links. A rare opportunity in the unspoilt Western Lakes

Quick Overview

Detached Period Cottage (c.1782)
 Three Double Bedrooms
 Ensuite to Master Bedroom
 Beautifully Fitted Kitchen Diner
 Elegant Family Bathroom
 Full Double Glazing
 Mature Gardens with Decking
 Detached Garage & Off Road Parking
 Heart of the Western Lake District
 Standard and Superfast Broadband Available



3



1



2



E



Superfast
broadband



Off Road
parking

Property Reference: U1003



Lounge



Kitchen Diner



Kitchen Area



Dining Area

£350,000 to £375,000 (Guide Price)

Nestled quietly within the peaceful and authentic Lake District village of Bootle, Manse Cottage is a beautifully restored period home that blends timeless 18th-century character with modern-day comfort and elegance. Originally dating back to circa 1782, this handsome detached country cottage occupies a charming position close to the dramatic scenery of the Western Fells, home to Scafell Pike, Wastwater, and St Olaf's, England's highest, deepest and smallest, respectively.

Immaculately presented throughout, the accommodation flows with understated style and warmth. At its heart, a cosy living room with classic proportions, log burning stove and double glazing offers an inviting space to unwind. The study is a versatile space offering options for home office or second reception while the bespoke fitted kitchen, cleverly designed and "L" shaped in layout, makes excellent use of space and natural light, ideal for relaxed dining and family life.

Upstairs, there are three double bedrooms, including a luxurious master bedroom with a private ensuite shower room. The main family bathroom is elegantly appointed, offering a peaceful retreat after a day exploring the fells.

Outside, the gardens are both manageable and charming, with areas laid to lawn, a lovely decked terrace for alfresco dining, and mature planting providing year-round colour and privacy. A detached garage and driveway offer generous private parking.

Location The Village of Bootle is a well kept secret in the Lake District. A small friendly village of approximately 1000 set in the most spectacular scenery. Black Coombe stands proudly on the edge of this village which boasts Convenience Store, Post Office, Cafe, Primary School and Railway Station with links to both Carlisle in the north and Lancaster in the south. One of the main attractions in Bootle is St. Michael's Church, which dates back to the 12th century. The church is a beautiful example of Norman architecture and is known for its stunning stained glass windows. Visitors can also explore the nearby Bootle Station Heritage Centre, which tells the story of the village's railway history. The centre features a collection of railway memorabilia and artefacts, as well as a model railway display.

To reach the property from Greenodd, follow the road in the direction of Broughton in Furness for approx 12 miles, going through Foxfield and dropping down the hill to Duddon Bridge. At the lights continue over the bridge and follow the road, keeping right at the church. Follow the road for some distance until you reach the 'T' Junction and turn right signposted Workington & Whitehaven. Proceed into the village of Bootle. Turn right onto Mill St Turn right onto Fell Grn Rd and the Destination will be on the right

What3words - <https://what3words.com/exposes.consented.then>

Accommodation (with approximate measurements) Approximate

Ground Floor

Lounge 17' 9" x 10' 9" (5.42m x 3.29m)

Kitchen Diner 18' 6" x 14' 3" (5.64m x 4.36m)

Study 12' 1" x 8' 4" (3.69m x 2.56m)

Upper Floor

Landing Area 6' 11" x 10' 11" (2.13m x 3.33m)

Bedroom Three 12' 2" x 8' 3" (3.73m x 2.54m)

Bedroom Two 10' 9" x 10' 11" (3.29m x 3.33m)

Hallway 7' 1" x 3' 0" (2.16m x 0.92m)

Main Bathroom 6' 2" x 8' 0" (1.89m x 2.44m)

Bedroom One (Master Bedroom) 11' 9" x 10' 9" (3.60m x 3.29m)

Ensuite (Master Bedroom) 6' 2" x 5' 8" (1.89m x 1.75m)

Garage 11' 10" x 19' 5" (3.62m x 5.93m)

Services Oil Fired Central heating, mains electric, water and drainage.

Tenure Freehold (Vacant possession upon completion).

Council Tax Band C - Copeland Borough Council.

Rental Potential If you were to purchase this property for residential lettings we estimate it has the potential to achieve £995 per calendar month. For further information and our terms and conditions please contact the Office.

Viewings Strictly by appointment with Hackney & Leigh.

Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.

Anti Money Laundering Regulations (AML) Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Study



Staircase



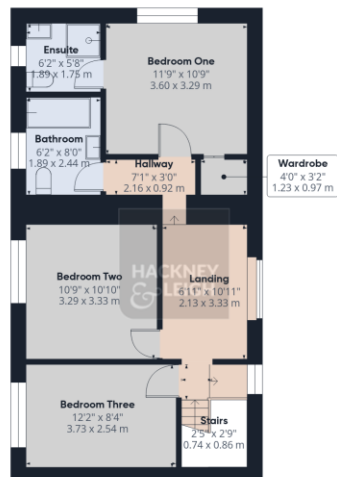
Bedroom Three



Bedroom Two



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area^m

1344 ft²

124.7 m²

Reduced headroom

26 ft²

2.4 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

A thought from the owners...If you love walking you will LOVE living here

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