



Kirksanton

£575,000

Elm Close, Kirksanton, Nr Millom, Cumbria, LA18 4NW

Pristine is the word! Everything about this wonderful, spacious, Detached property is pristine! The external bright white paint, the interior with gleaming floors and sparkling windows, the weed free gravel driveway, the meticulously maintained grounds - each and every aspect is an absolute credit to the dedicated owners.

Elm Close is an enviable, warm and inviting home with a comfortable relaxed feeling throughout. Having originally been a farm house the walls are thick with no straight edges adding beautifully to the overall charm. The windows are deep set cottage style with pleasant outlook from every one and the superb Lounge was a labour of love having once been the adjoining barn - a wonderful room!

Internally the rooms are well proportioned and outside are 2 stone Stores, huge Double Garage with versatile Workshop/Gym with WC behind all set in approximately 2 acres of stunning Grounds complete with its own small 'tarn', wild Garden and bags of Parking!

Quick Overview

- Pristine presentation
- Approximately 2 acres of Gardens
- Small ornamental Lake
- Detached with 3 Double Bedrooms (1 En-Suite)
- Charming views
- Large Double Garage
- Workshop/Gym
- Well manicured grounds
- Ample Parking
- Superfast Broadband



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Superfast
Broadband



Double Garage
and Parking

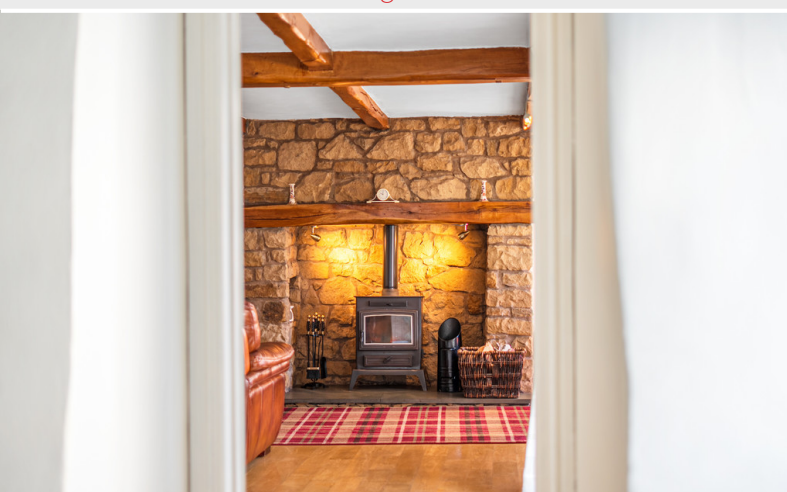
Property Reference: G3048



Dining Kitchen



Dining Room



Lounge



Lounge

The main door leads directly into the Dining Kitchen - very well proportioned and sunny with gleaming ceramic tiled floor, triple aspect, 'Velux', exposed beam and obligatory, racing green AGA ! Furnished with an extensive range of white wall and base cabinets with luxurious black granite work surface with inset stainless steel sink unit and integrated fridge and dishwasher. Fitted table for 2-3 people. The Inner Hall has stairs leading to the First Floor and attractive, quality, Oak flooring which runs throughout the Ground Floor. The Dining Room has a dual aspect with exposed beam, cottage plaster walls, cosy multi-fuel stove and quirky 'nook' - popular with the children! A Study/Home Office is almost essential these days and there is ample space for a desk and shelving. The useful Utility Room is located off the Study. The Lounge is a magnificent room! Of incredible dimensions and very sunny with two sets of French doors to the rear. The main feature is the wonderful, stone inglenook fire place with multi-fuel stove inset. A superb family room which is large but cosy?!

The stairs lead to the First Floor where 3 well proportioned double Bedrooms can be found. Bedroom 1 is very spacious indeed and flooded with natural light and has a pleasant rear aspect with 2 further 'Velux' windows. An extensive range of fitted bedroom furniture with 'secret' doors leading to the very useful eaves storage - with limited head height, this is partially used as a walk in wardrobe. Of course, this luxurious Bedroom does have its own En-suite Shower Room too! Bedroom 2 has a recessed wardrobe and both 2 and 3 enjoy lovely views to the rear aspect. The Bathroom is spacious and tiled with a 4 piece white suite comprising WC, wash hand basin, bath and shower.

Outside is a useful stone Store and open Coal House. The Double Garage has twin roller doors, power and light. The Garage also incorporates a room behind which has most recently been used as a Gym - ideal for this or maybe a Workshop, Studio, larger Office etc - there is also a Loo! The gated, gravelled driveway provides parking for several vehicles.

Garden - where to start! Ok, to the side is a smaller, private and intimate Garden which is also home to the oil tank. Enclosed by a wall and mature hedge. The main Garden is just beyond the Garage and is essential a large, level area of well maintained lawn! A Garden to tire even the most active of children! Also lovely for entertaining with the small putting green and open wooden Summer House! As if this is not enough you do actually have yourself your own small 'Tarn'. This is super, fenced to save the resident carp from the local otters but what an incredible bonus! Beyond the Lake the vendors have consciously left much of this area to nature. It is now a haven for birds, insects and wildlife including deer's and badgers. The 'Garden' continues, over a small hump right the way up to the river bank - very special.

Location Kirksanton is a well kept secret. A delightful small coastal village just outside the Lake District National Park yet within easy reach of the quieter yet beautiful Western Lakes. There is a friendly village community, some spectacular local scenery, beach and stunning walks within a hop skip and a jump,



Dining Kitchen



Lounge



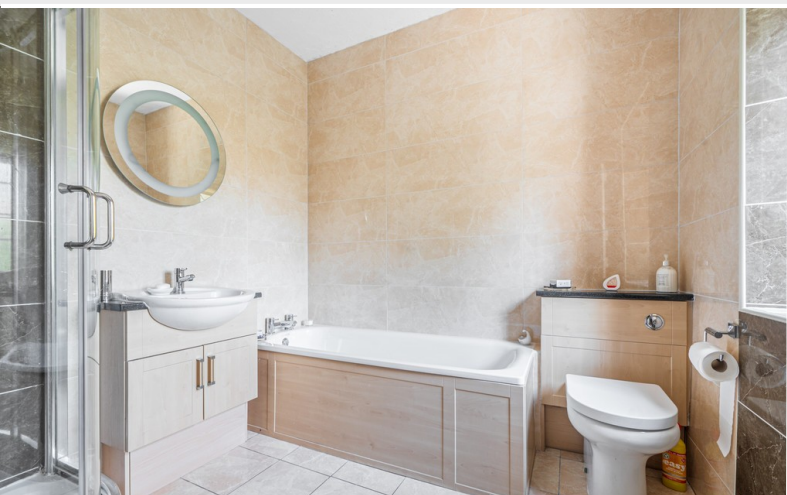
Bedroom 1



Bedroom 2



Bedroom 3



Bathroom

popular local Public House, beautiful Black Coombe just on the outskirts and is convenient for those commuting to work to BNFL of Barrow Ship Yard.

The nearest town of Millom is approximately 10 minutes by car and the attractions of the inner Lake District are handy too! Golf is available locally at Seascale and Silecroft. Ravenglass, home of the narrow gauge railway fondly known as 'La'al Ratty' is just 8 miles away and provides fun for all ages along the 7-mile stretch of railway line passing through stunning scenery. Elm Close is lucky enough to have many delightful walks literally from the door step - in fact it is only a 10 minute stroll to the beach!

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 left. Cross over the railway line and bear right at the 'King William IV'. Elm Close is shortly on the left hand side.

What3words -

<https://what3words.co.uk/scooter.eyeful.conquists>

Accommodation (with approximate measurements)

Dining Kitchen 18' 1" x 9' 10" (5.51m x 3m)

Inner Hall

Dining Room 15' 10" x 10' 4" (4.83m x 3.15m)

Office 11' 3" x 8' 9" (3.43m x 2.67m)

Utility Room 8' 8" x 5' 9" (2.64m x 1.75m)

Lounge 22' 3" max x 20' 10" max (6.78m max x 6.35m max)

Bedroom 1 19' 6" max x 14' 11" max (5.94m max x 4.55m max)

En-Suite Shower Room

Eaves Storage

Bedroom 2 13' 2" x 9' 2" (4.01m x 2.79m)

Bedroom 3 11' 11" x 8' 9" (3.63m x 2.67m)

Bathroom

Store 8' 1" x 7' 2" (2.46m x 2.18m)

Coal House 7' 3" x 7' 2" (2.21m x 2.18m)

Double Garage 24' 4" x 18' 2" (7.42m x 5.54m)

Gym/Workshop 24' 4" x 7' 10" (7.42m x 2.39m)

Summer House

Services: Mains water and electricity. Oil central heating to radiators. Shared septic tank drainage - this has been assessed and passed the binding rules - a copy of the report is available from the Grange office.

Tenure: Freehold. Vacant possession upon completion.

Council Tax: Band C - Copeland Council

Viewings: Strictly by appointment with Hackney & Leigh.



Bedroom 1



Tarn



Parking and Garages



Garden



External

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

Anti-Money Laundering Check (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).

Meet the Team

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Viewings available 7 days a week
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dedicated viewing team
Call **015395 32301** or request
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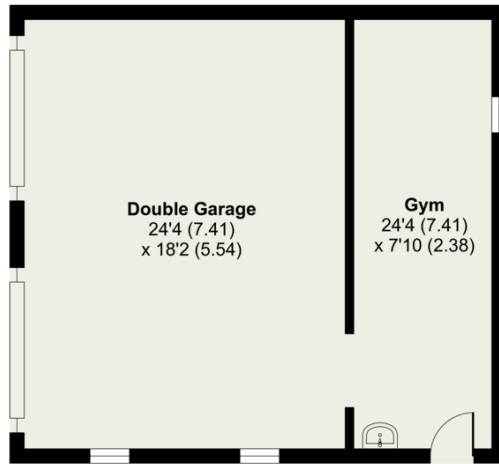
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Elm Close, Kirksanton, Millom, LA18



Approximate Area = 1732 sq ft / 160.9 sq m

Limited Use Area(s) = 66 sq ft / 6.1 sq m

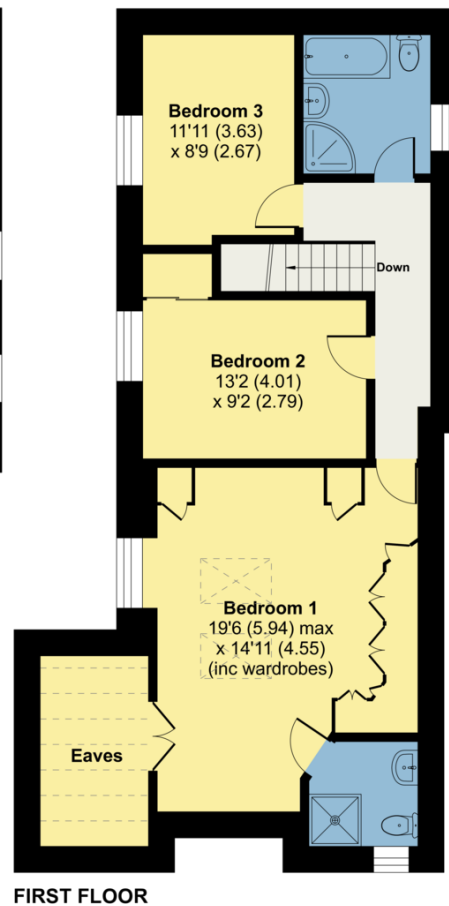
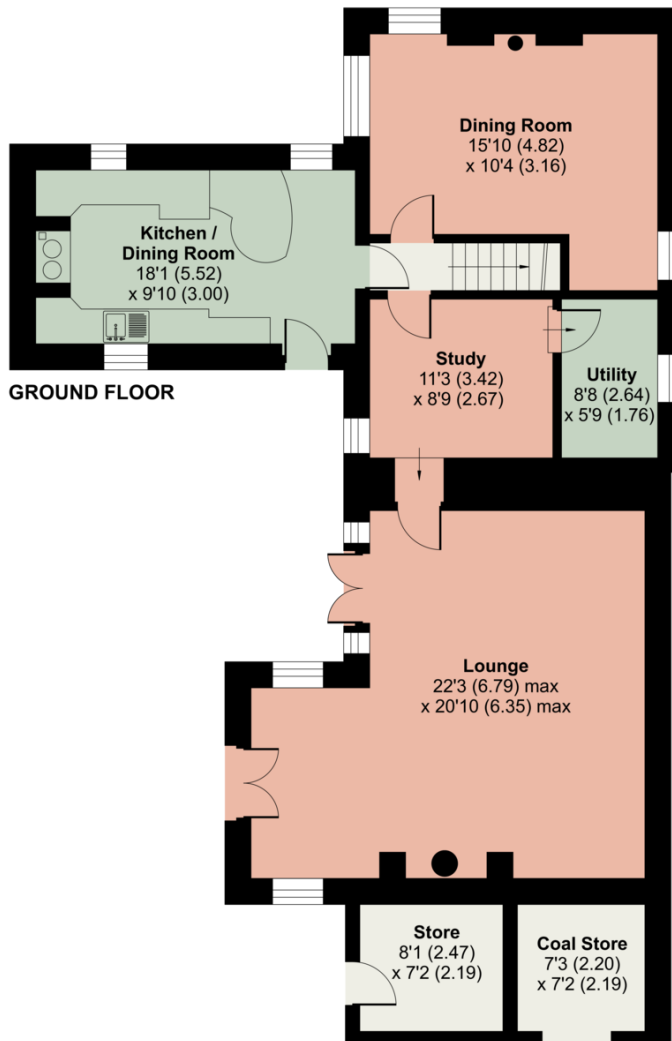
Garage = 644 sq ft / 59.8 sq m

Outbuilding = 110 sq ft / 10.2 sq m

Total = 2552 sq ft / 237 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1265302

A thought from the owners - A quiet bbq by the river.

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