



Kirksanton

£450,000

The Old Corn Mill, Kirksanton, Millom, LA18 4NN

This distinguished residence effortlessly combines period charm with modern enhancements, retaining captivating original mill workings elegantly showcased behind glass in the vast kitchen and dining area. The heart of the home, this impressive space features bespoke cabinetry and a welcoming fireplace, offering an inviting setting for both intimate family gatherings and grand entertaining.

Offering an exceptional opportunity to acquire a home of unique heritage, generous proportions, and breathtaking views, this former corn mill is a true sanctuary within one of South Lakeland's most picturesque villages.

Quick Overview

Former Corn Mill Residence
Four Generous Double Bedrooms
Impressive 10.5m Living Room
Expansive Kitchen/Dining Space
Family Bathroom Separate Shower Room
Large Front Garden, Rear Garden
Garage and 3 Off-Road Parking Spaces
Views of Black Combe & Kirkby Moor
Original Mill Workings Displayed
Superfast Broadband Available



4



2



2



F



Superfast
Broadband



Off Road
parking

Property Reference: U1008



Entrance Hall



Living Room



Old Mill



Kitchen

Nestled within the tranquil village of Kirksanton, close to the Lake District National Park, this extraordinary former corn mill presents a striking fusion of historic character and contemporary living across approximately 3,000 square feet.

This distinguished residence effortlessly combines period charm with modern enhancements, retaining captivating original mill workings elegantly showcased behind glass in the vast kitchen and dining area. The heart of the home, this impressive space features bespoke cabinetry, a premium Rangemaster cooker, and a welcoming fireplace, offering an inviting setting for both intimate family gatherings and grand entertaining.

The extensive living room spans over 10.5 metres, boasting exposed timber beams, a stone fireplace with an elegant stove, and panoramic windows framing uninterrupted views of Black Combe and Kirkby Moor. Adjacent, a thoughtfully designed study provides a versatile home office or creative retreat.

Upstairs, four well-proportioned double bedrooms are complemented by a luxury family bathroom fitted with a bespoke TV feature and a separate, contemporary shower room - both finished to the highest standard. Sustainability meets comfort with a state-of-the-art wood pellet biomass boiler discreetly housed in the original wheel room, ensuring efficient central heating throughout seventeen radiators.

Externally, the property enjoys a substantial front garden adorned with mature apple trees and a charming summer house, alongside a private rear garden and generous parking including a detached garage.

Offering an exceptional opportunity to acquire a home of unique heritage, generous proportions, and breathtaking views, this former corn mill is a true sanctuary within one of South Lakeland's most picturesque villages.

Location Kirksanton is a picturesque rural village perfectly positioned for those seeking peace and natural beauty, while maintaining excellent access to the amenities of nearby towns such as Millom, Ulverston, and Barrow-in-Furness. Surrounded by unspoiled countryside and offering easy access to stunning coastal walks, this charming village is renowned for its community spirit and timeless Lakeland charm.

Directions - Follow signs for Kirksanton A5093- when near Silecroft come to a junction turn left and you will go past one level crossing -Continue on the A5093 and take the second turning on your right - NOTE The King William pub is 100 yards away so if you reach this you have gone to far

What3words - <https://what3words.com/concerts.nightfall.fencing>



Fireplace



Study



Mill Works



Balcony



Bedroom Two



Shower Room

Accommodation (with approximate measurements)

Entrance Hall 13' 7" x 15' 8" (4.14m x 4.78m)

Boiler Room 22' 7" x 7' 9" (6.88m x 2.36m)

Kitchen Diner 31' 3" x 13' 11" (9.53m x 4.24m)

Utility Room 8' 4" x 12' 9" (2.54m x 3.89m)

WC 3' 1" x 3' 10" (0.94m x 1.17m)

Pantry 3' 1" x 7' 0" (0.94m x 2.13m)

Landing 19' 5" x 9' 10" (5.92m x 3m)

Lounge & Study 35' 0" x 20' 5" (10.67m x 6.22m)

Landing 4' 6" x 19' 5" (1.37m x 5.92m)

Bedroom Four 13' 7" x 11' 0" (4.14m x 3.35m)

Bedroom Three 15' 10" x 10' 3" (4.83m x 3.12m)

Bedroom Two 16' 6" x 9' 9" (5.03m x 2.97m)

Bedroom One 16' 0" x 9' 9" (4.88m x 2.97m)

Bathroom 9' 11" x 9' 2" (3.02m x 2.79m)

Shower Room 5' 6" x 9' 6" (1.68m x 2.9m)

Services: Mains water and electric, heating is biomass hot water system wood pellet burner and shared septic tank for the drainage - a copy of the report is available from the Ulverston office

NOTE - Biomass hot water boiler is checked annually - last serviced early June 2025.

Council Tax Council Tax Band E Copeland Council

Tenure Freehold (Vacant possession upon completion).

Viewings Strictly by appointment with Hackney & Leigh.

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

Rental Potential If you were to purchase this property for residential lettings we estimate it has the potential to achieve between £1,350 – £1,500 per calendar month. For further information and our terms and conditions please contact the Office.



Bedroom Three



Bathroom



Bedroom One



Garden



Scenery

Anti money laundering (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 (Exc. 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).

Material Information Formerly operated as a Water Powered Corn Mill - now decommissioned
Road maintenance - shared by three properties, cost approx. £85 every two years
Garage - adjoins plot but has a separate deed

Dom Daley

Branch Manager & Property Valuer

[SEND ME AN EMAIL](#)



Sue Blake

Sales Negotiator

[SEND ME AN EMAIL](#)



Frankie Scott

Lettings Manager

[SEND ME AN EMAIL](#)



Claudia Long

Lettings Team

[SEND ME AN EMAIL](#)



Jaya Diamond

Lettings Team

[SEND ME AN EMAIL](#)



Joanne Padley

Viewing Assistant and Inventory Clerk

[SEND ME AN EMAIL](#)



Claire Williams

Viewing Assistant and Inventory Clerk

[SEND ME AN EMAIL](#)



Viewings available 7 days a week
including evenings with our
dedicated viewing team
Call or request online.

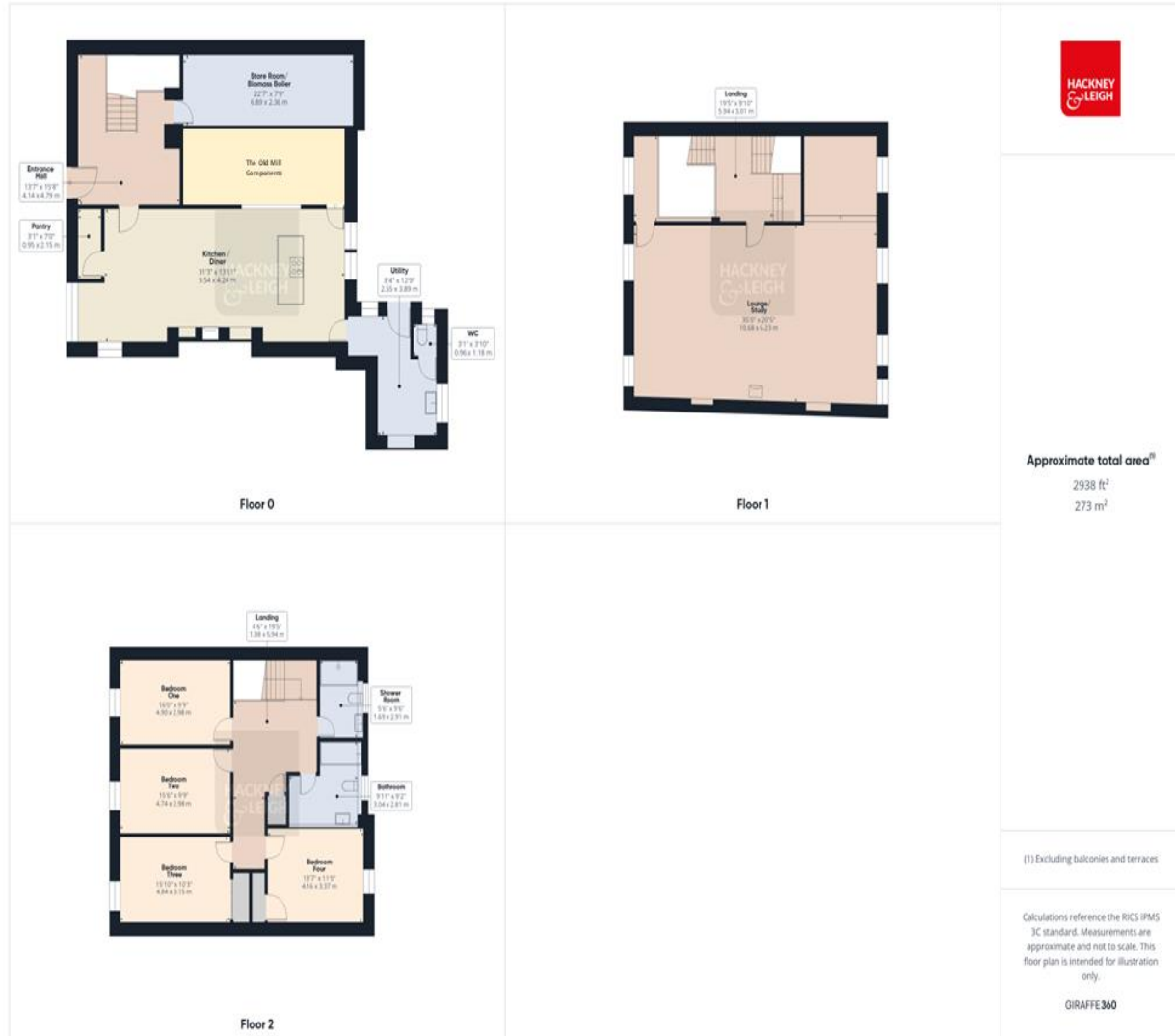


Need help with **conveyancing**? Call us on: **01539 792032**



Can we save you money on your **mortgage**? Call us on: **01539 792033**

Hackney & Leigh Ltd Hackney & Leigh, 30 Queen Street, Ulverston, Cumbria, LA12 7AF | Email:



A thought from the owners..."We were drawn to The Old Corn Mill by its character and sheer space-it gave our growing family room to live, work, and breathe. The setting, right next to the village green, offered a perfect balance of rural life and community spirit. The children could play while we enjoyed peaceful views across open countryside or wandered down the footpath to Kirksanton's unspoiled beach.

This home has been a sanctuary for work and relaxation. The large study and high-speed internet made working from home easy, while the garden and village walks gave us breathing space and fresh air. We invested in comfort too-refitting the kitchen, bathrooms, and installing a state-of-the-art biomass heating system to keep things cosy year-round.

We'll miss the tranquillity, the friendly neighbours, and the views-from Black Combe to the distant fells. Whether it was curling up to watch a film, exploring stone circles on nearby walks, or simply enjoying the sound of the sea and breeze from the dunes, life here has been a joy.