



## Fairbank, Butler street Millom

£375,000

Fairbank, Butler Street, Millom, LA18 5DU

Tucked away in one of Millom's most desirable locations, Fairbank is a home of style and substance. Recently refurbished to an exceptional standard, it offers a seamless blend of contemporary design, comfort, and everyday practicality.

Inside, the generous proportions are complemented by a high-quality finish throughout. From the elegant reception spaces to the well-appointed kitchen and bathrooms, every detail has been carefully considered to create a home that is both functional and beautifully refined.

Outside, the private garden provides the perfect escape, with lawns, patios, and established planting that invite relaxation and outdoor living. A detached garage and driveway add valuable convenience, completing this superb home.

### Quick Overview

Fully Refurbished Family Home

Three Bedrooms

Three Reception Rooms

Modern fitted kitchen with breakfast area

Bathroom And Guest WC/Shower Room

Many Modern Features

Enclosed Garden

Driveway and Parking

Desirable Butler Street location

Superfast Broadband



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Superfast  
broadband



Off road parking

Property Reference: ULV1016





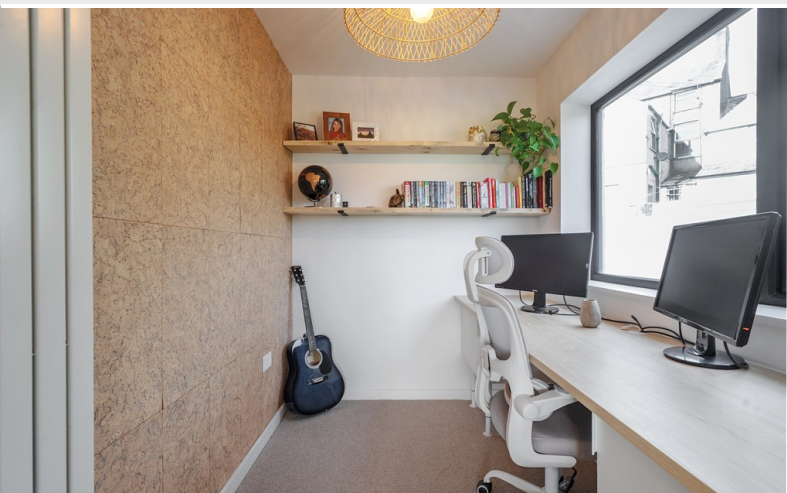
Living Room



Kitchen



Kitchen Dining Area



Study

## An Elegant Home, Reimagined for Modern Living

Beautifully refurbished and thoughtfully designed, Fairbank is a home that blends style with practicality, set across two floors with the main entrance on the first.

At its heart lies a striking fitted kitchen with a central island, the perfect hub for family life. Flowing seamlessly into the dining area and snug, it creates an inviting space for both relaxed living and entertaining. Completing this level is a well-proportioned living room, study, third bedroom, utility and WC/Shower Room, a versatile arrangement tailored to modern needs.

A true highlight of this home is the private balcony, an exceptional vantage point overlooking Millom Cricket Club. Whether enjoying the long summer evenings or watching a match on the manicured lawns below, it offers a lifestyle feature that is as rare as it is delightful.

The ground floor is devoted to rest and retreat. Here, two generous bedrooms are complemented by a luxurious family bathroom with a bath and a separate shower. The main bedroom further benefits from a bespoke dressing area, designed for both style and convenience.

Outside, Fairbank continues to impress. The spacious garden, with its established planting, lawned areas (with further landscaping underway), and terraces, provides a private haven for al fresco dining and summer gatherings. There are plenty of parking options for family and guests on split levels.

Fairbank is more than just a house; it is a home transformed, where contemporary elegance meets thoughtful detail at every turn.

**Location** Positioned within easy reach of Millom's amenities, schools, and rail connections, and just a short drive to the coastline and the Lake District National Park, Fairbank offers the opportunity to own a truly distinguished home in a well-connected yet peaceful location.

What3words - <https://schematic.incur.swift>

### First Floor

**Entrance Hallway** 8' 0" x 6' 5" (2.44m x 1.96m)

**Utility** 7' 8" x 7' 7" (2.34m x 2.31m)

**Living Room** 12' 5" x 15' 10" (3.78m x 4.83m)

**Study** 5' 11" x 7' 10" (1.8m x 2.39m)

**Snug** 12' 4" x 8' 11" (3.76m x 2.72m)

**Kitchen Diner** 19' 9" x 11' 11" (6.02m x 3.63m)

**Bedroom Three** 10' 4" x 9' 5" (3.15m x 2.87m)

**WC/Shower Room** 2' 10" x 5' 8" (0.86m x 1.73m)





Bedroom One

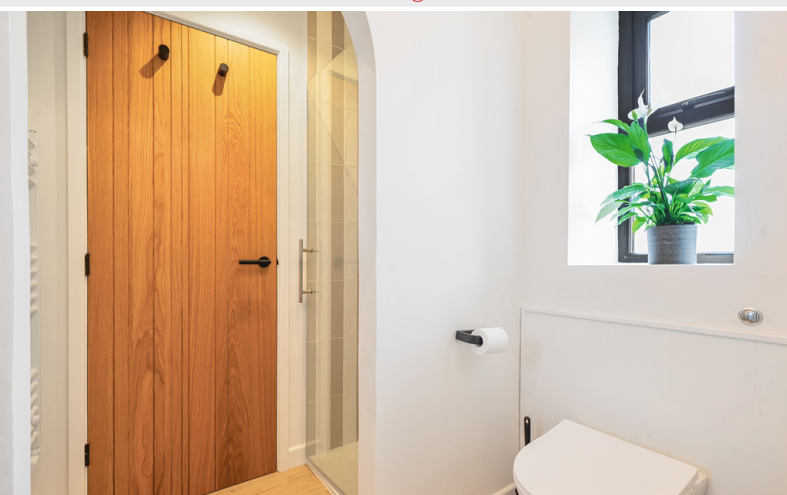


Bedroom Two





Snug



WC/Shower Room



Hallway



Family Bathroom

## Ground Floor

**Bedroom Two** 10' 5" x 10' 9" (3.18m x 3.28m)

**Family Bathroom** 8' 0" x 7' 5" (2.44m x 2.26m)

**Bedroom One** 14' 4" x 10' 10" (4.37m x 3.3m)

**Services** Mains water, electricity and sewerage

Solar Panels

Bio- Ethanol burner in kitchen

**Tenure** Freehold (Vacant possession upon completion).

**Council Tax** Council Tax Band C

**Viewings** Strictly by appointment with Hackney & Leigh.

**Material information** Planning permission granted- to convert ground floor and replace existing balcony  
Right of way - drain along back garden

**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 approx £1,100 per calendar month. For further information and our terms and conditions please contact the Office.

**Sellers Insight** My home has been a true labour of love converting it into an inviting, family orientated home. I tried to create light-filled living spaces designed for relaxing summer evenings around the fire pit or gatherings with family and friends filling the kitchen. I designed the house with flow and ease in mind, making sure that every detail was thought through and made for living. One of my favourite things about Fairbank is the proximity to the centre of town and its conveniences while still having the peace and privacy of being tucked away down a quiet street. I hope that the new owner will enjoy living here as much as I have.





Outdoor Seating area



Side Elevation,Garden and Patio Area

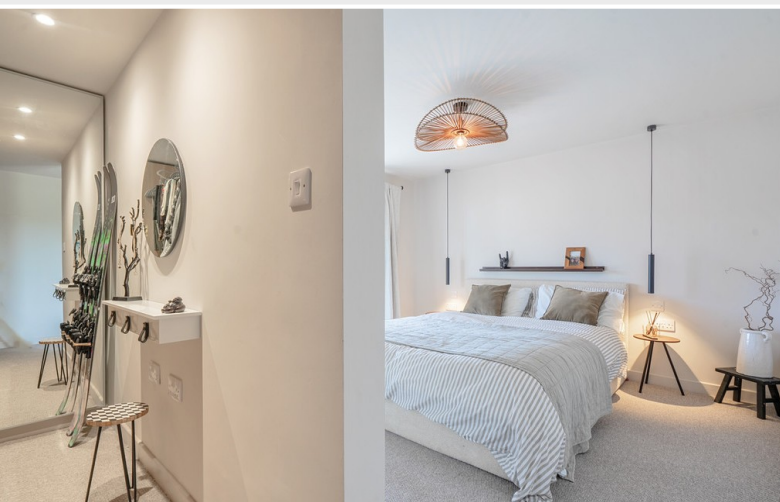




Views



External side elevation



Bedroom One

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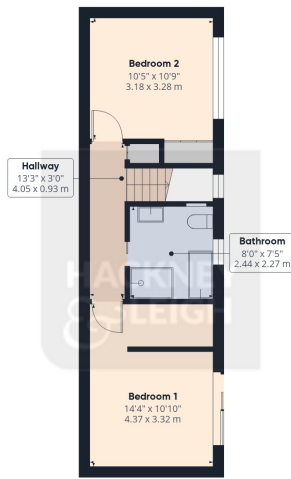


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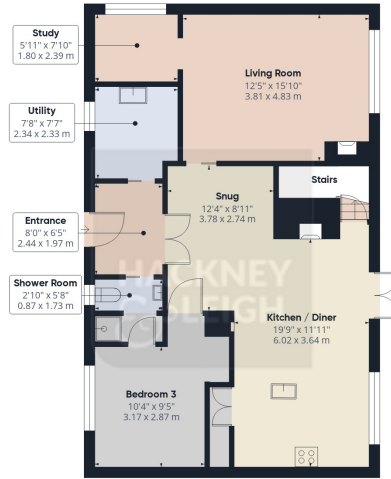
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Floor 0

**Approximate total area<sup>n</sup>**  
1277 ft<sup>2</sup>  
118.6 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

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

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