



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



3



1



1



E



Superfast
broadband



Off road parking

Property Reference: ULV1016



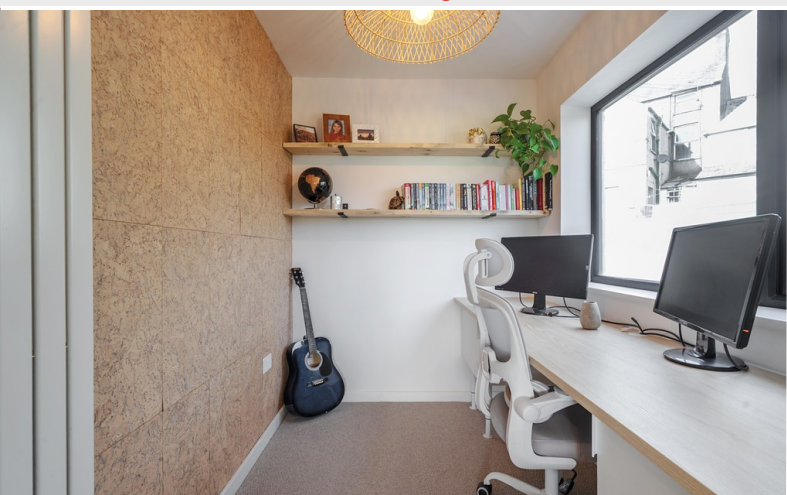
Living Room



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

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).



Bedroom One

Ulverston Sales Team

Sue Blake
Branch Manager & Property Valuer
01229 582891



sueblake@hackney-leigh.co.uk

Rachael Wright
Sales Negotiator
01229 582891



ulverstonsales@hackney-leigh.co.uk

Joanne Padley
Viewing Team & Inventory Clerk
01229 582891



ulverstonsales@hackney-leigh.co.uk

Claire Williams
Viewing Team & Inventory Clerk
01229 582891



ulverstonsales@hackney-leigh.co.uk

Ulverston Office:

Hackney & Leigh Ltd
30 Queen St
Ulverston
LA12 7AF
Tel: 01229 582891

Opening Hours:

Monday 9am - 5pm
Tuesday 9am - 5pm
Wednesday 9am - 5pm
Thursday 9am - 5pm
Friday 9am - 5pm
Saturday 9am - 1pm

Services at no extra cost:

- Sales Valuations
- Professional Advice
- Evening & Weekend Viewings
- Multi-channel Marketing
- Property Walkthroughs
- Professional Photography

Viewings available 7 days a week
including evenings with our
dedicated viewing team
Call 01229 582891 or request
online.

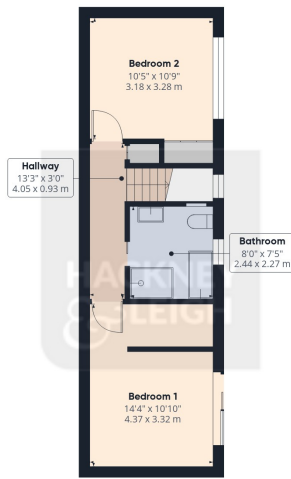


Need help with **conveyancing**? Call us on: 01229 582891



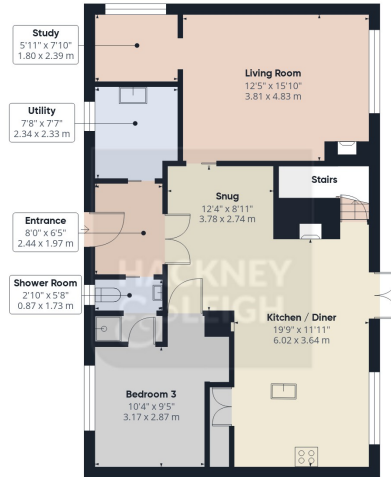
Can we save you money on your **mortgage**? Call us on: 01229 582891

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



Floor 0

Approximate total areaⁿ
1277 ft²
118.6 m²



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.

GIRAFFE360

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 18/09/2025.