



Ruskin Mount
The Hill | The Lake District | LA18 5HG

RUSKIN MOUNT





Welcome to Ruskin Mount, The Hill, Millom, LA18 5HG

Commanding an elevated position with excellent rural and river views, this impressive Edwardian detached house was built in 1904/5 and has only ever been in the hands of three owners. A thoroughly lovely family home, sensitively upgraded to bring in home comforts whilst respectfully embracing the abundant character period features.

Naturally well lit, this well-proportioned home has a traditional layout and has been thoughtfully extended over the years, it is attractively presented and well maintained. Characterful accommodation provides a verandah entrance into a front hall, four charming reception rooms, homely dining kitchen together with a practical utility room, glazed porch and cloakroom. On the first floor, off the landing is a principal suite of bedroom, bathroom, dressing room and versatile office/hobbies room. There are two further double bedrooms on this floor as well as a bathroom and shower room. Completing the picture, the second floor has two more double bedrooms and a central landing.

Delightful grounds of c. 1.27 acre surround the house and provide immense privacy. A gated drive leads to a parking area adjacent to which is a double garage and large garden shed. The well-tended gardens including seating areas, lawns, established planting, a small wooded area, ponds and natural rocky outcrops as well as a vegetable patch, orchard and soft fruit garden with greenhouse and cold frames.

Ruskin Mount benefits from an accessible location offering all the benefits of rural life on the edge of the Lake District whilst maintaining good road and rail links.



“ We saw Ruskin Mount before it went on the open market and fell in love with it instantly. We love the views, the proportions and the elegant period features.

It's proved to be a great house for entertaining, many of our friends live away so we tend to host at weekends with guests staying. There's plenty of rooms for everyone to have space and feel comfortable.

We've absolutely loved our time here and will miss it all, especially the incredible privacy, the views and the local wildlife.









Location

On the edge of the unrivalled beauty of the Lake District, living here offers all the advantages of ready access to the National Park but without the crowds and heavy traffic associated with the honey pot resorts of the central Lake District, indeed, surrounded by fabulous open countryside and with stunning views, Ruskin Mount offers an altogether quieter life. It's about the joy of missing out, from here you can still explore the fells, valleys and quaint villages but have the pleasure of returning home every evening, so when family or friends visit you get the best of both worlds.

In terms of general amenities, there are two nearby village halls. The larger of the two at Thwaites provides a wealth of activities including tennis courts, table tennis, indoor bowls, keep fit classes, table tennis, toddler groups and a children's playground. It regularly hosts social events such as the summer gala, bonfire night firework displays and village social evenings. A smaller hall in The Hill has a monthly social and hosts live music and film evenings.

The town of Broughton in Furness with its picturesque Georgian market square has a range of local shops, including a great butcher's shop, and a traditional bakery as well as cafes and pubs. There's a wider range of shops and amenities as well as supermarkets in the delightful Cumbrian market town of Ulverston as well as in Millom and Barrow in Furness. Close by, Millom has another excellent butchers, a surgery, supermarket, two pharmacies, two hardware shops, florists and a Post Office along with a library and a range of smaller shops.



“ The local beaches and particularly the sea wall at Haverigg are wonderful for dog walks.



SETTING THE SCENE

As the Victorian era ended in 1901, the short but influential reign of King Edward VII marked the beginning of a new era in English architecture, style and society. The Edwardian style also borrowed freely from the eras that preceded it, including decorative touches that we now identify with Art Nouveau and the Arts and Crafts movement. Lighter colours and clear lines are typical of an Edwardian home, displaying a decorative shift after the perceived darkness and fussy ornamentation of the Victorian period with a new emphasis on air and light. Ruskin Mount is classically Edwardian in many respects, a wealth of original period features remain and bring great character and charm to this welcoming home. The original floor plans are framed within the house and form a unique piece of the property's history. Throughout there is extensive use of pitch pine internal joinery (staircase, alcove cupboards, panel doors, architraves, skirting boards and picture rails) and many beautiful period fireplaces (to be found in the sitting room, dining room, snug and all three first floor bedrooms and all in working order) with a Jotul multi fuel stove fitted to the snug and a wood burner in the sitting room. There are areas of original flooring (including an eye catching geometric tiled floor in the hall and large stone flags in the kitchen and re-laid to continue into the porch extension), many original windows (including a striking pair of asymmetric bay windows), a fabulous WC with original high level flush and elegant plaster cornices.

A muted and delicate colour palette reflects the harmonious tones of the garden and wider landscape, this combined with the abundant natural light and room proportions create a restful sense of calm throughout.

Every room has a view. Those on the front elevation command east facing views over the garden to the River Duddon with Kirkby Fell beyond, windows facing north take in an aspect to Coniston Old Man, Black Combe and White Combe and west facing rooms on the rear elevation enjoy unspoilt views of Millom Park, and National Trust farmland.

The grand tour

A covered verandah style entrance to the front door makes the perfect spot for a coffee in the morning sunshine, the original front door opening to an impressive staircase hall off which are two formal reception room, a sitting room and a dining room.

As may be seen from the architect's floor plans, the present kitchen was built as a series of smaller rooms and what is now a snug was the original kitchen.

Today's family friendly kitchen is welcoming and homely, it has been fitted with solid wood cabinets, handcrafted and painted for a classic English country look with stripped pine shelves and a substantial slate bench both from the former larder now incorporated alongside the electric Aga. It's a great working kitchen, highly sociable too, with room for a generous table. Adjacent is the cosy snug with fitted floor to ceiling bookcases and an integral desk.

Open from the kitchen and added in 1996 is a substantial part glazed rear porch, a very practical addition if wandering in and out from the garden in boots or with a wet dog in tow. This connects to what was an outside, and now inside, cloakroom, a walk-through utility room and the delightful garden room, added in 2004 to enable those indoors to "be with the garden"; it's a super room, benefiting from the sun from lunchtime onwards and capable of all year round use with French doors leading outside.

The ground floor layout really works well and highlights what a great house it is not only for modern family life but when entertaining too as individual rooms allow everyone to be separately engaged but spaces are generous enough to then allow all to enjoy time together.

The first floor landing is lovely and light, off here are three bedrooms, all good doubles. The principal suite has a versatile arrangement with a bedroom and then in what was a 2008 extension, a walk-through dressing room with a wall of fitted floor to ceiling wardrobes, a spacious bathroom with a "deliberately modern" aesthetic (being fitted with bath, large shower, wash basin, loo and a handsome slate floor) and an 'anything room' – tucked away, private and quiet it is ideal as a hobbies space, nursery or private office. In here there is a wall's width of floor to ceiling fitted wardrobes. Should you be looking to join forces with a dependent family member, this suite would be ideal as it offers a degree of independence within the home. Completing the first floor are two further double bedrooms, a shower room and large bathroom, both have a more traditional heritage style appointments with tongue and groove painted paneling to dado height.

Rising to the second floor are rooms which were part of the original design, two spacious double bedrooms with high vaulted ceilings rising to the roof's apex with skylight windows and fitted under eaves storage.



It's a flexible house, when it's just the two of us we tend to live between the kitchen, snug and garden room, but the house easily accommodates a houseful when we have visitors.

















STEP OUTSIDE

Nestled within picturesque gardens, Ruskin Mount enjoys a rare degree of privacy. It isn't overlooked and exists in a rare bubble of seclusion.

A gated entrance opens to an attractive drive, lined on both sides with trees and shrubs making a colourful and interesting approach. Next to the house is a parking area with a grass covered drive leading round to the double garage.

If, for you, there is an inextricable link between gardening and happiness then this garden will bring untold joy. It has something for everything.

Should the idea of self sufficiency appeal then honeysuckle and wisteria clad arches lead into the vegetable plot. Come harvest time there are fruit trees (Bramley cooking apples and a variety of eating apples, fig, damson, plum, walnut and quince), soft fruit bushes (black, red and white currants, strawberries, raspberries and gooseberries) backed by a greenhouse and cold frame. The large wooden shed is a great space for storage or as a workshop.

Heralding the arrival of spring is an abundance of daffodils followed by well-established flowering shrubs to bring colour throughout the seasons with camelias, magnolias, rhododendrons, azaleas and a rare handkerchief tree.

For children this is a garden for adventure and exploration, rocky outcrops and light woodland were made for dens, treasure hunts and games of hide and seek. At the far reach of the garden is an enchanting series of ponds in a magical setting.

For those that simply wish to sit, admire and relax, there is a choice of seating areas which capture the sun at different times of day, all totally private.

Around the garden are tucked away log stores, leaf mould collection points and compost bins. There are external lights, power points and cold-water taps. The double garage has power, light, water and a wash hand basin. The shed has power and light. The Rhino greenhouse has a water supply.



Younger family members have grown up visiting here; they've absolutely loved exploring, playing, making dens and camping in the garden.



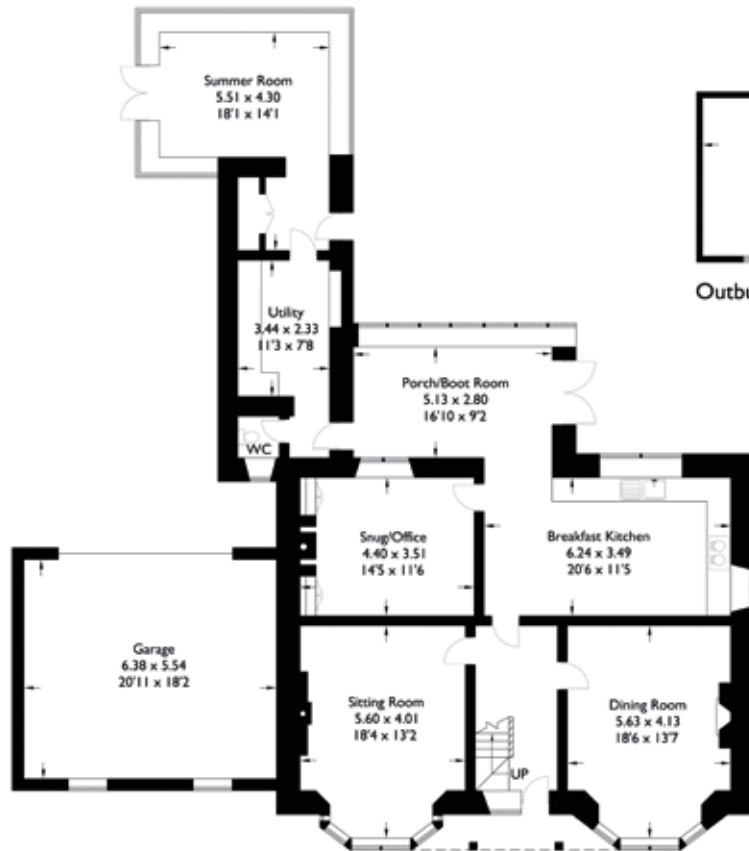
Ruskin Mount

Approximate Gross Internal Area : 315.99 sq m / 3401.28 sq ft

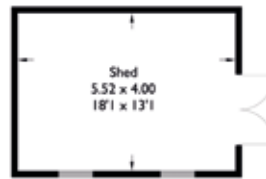
Garage : 35.34 sq m / 380.39 sq ft

Outbuilding : 22.08 sq m / 237.66 sq ft

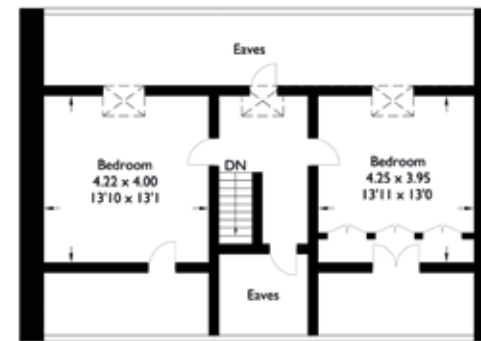
Total : 373.41 sq m / 4019.35 sq ft



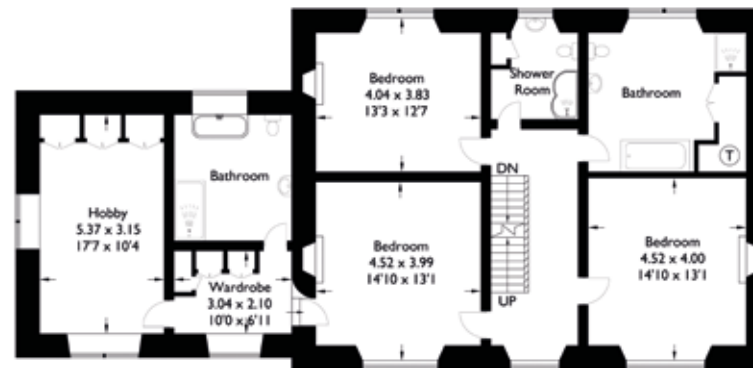
Ground Floor



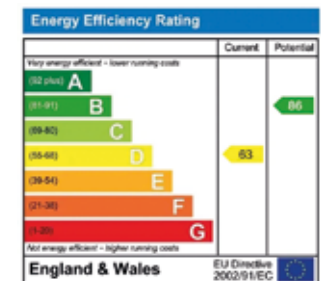
Outbuilding



Second Floor



First Floor



FURTHER INFORMATION

On the road

Millom	2.5 miles
Broughton in Furness	4.8 miles
Coniston	13.5 miles
Ulverston	15.9 miles
Newby Bridge	20.1 miles
Barrow in Furness	21.8 miles
Cartmel	24.7 miles

Transport links

M6 J36	35.3 miles
Manchester airport	110.2 miles
Liverpool airport	115.7 miles

The above journey distances are for approximate guidance only and have been sourced from the fastest route on the AA website from the property postcode.

Internet Speed

Broadband

Standard speeds potentially available from Openreach of 40 Mbps download and for uploading 8 Mbps.

Mobile

Indoor: Three is reported as providing 'likely' Voice and Data services. O2 is reported as providing 'likely' Voice services but 'limited' Data services. Three and Vodafone are reported as providing 'limited' Voice and Data services.

Outdoor: EE, Three, O2 and Vodafone are all reported as providing 'likely' services for both Voice and Data.

Broadband and mobile information provided by Ofcom.

Rail Journeys

Green Road Station is walkable by lanes or 1.5 miles by car and is on the Cumbrian Coast Line, which runs between Carlisle and Barrow in Furness with services to Manchester Airport, Carlisle, Oxenholme (Lake District) and Lancaster with connections via the main West Coast line to London (Euston), Edinburgh and Glasgow. Please check nationalrail.co.uk for further details.

Included in the sale

Fitted carpets, curtains, curtain poles, blinds (some in the bedrooms are both blackout and thermal), light fittings and kitchen appliances as follows: Hotpoint dishwasher, Liebherr fridge, Rangemaster circulator fan (all in the kitchen) and the Hotpoint washing machine, Liebherr freezer and Liebherr larder fridge (all in the utility room). The pine dresser base in the kitchen is included.

Available by way of further negotiation in the dining room are the table, chairs and sideboard, the Scandi style day bed in the porch and the freestanding wardrobes and dressing tables in the guest bedrooms.

Schools

Primary

Thwaites Infant and Primary school, The Green (takes children from three years old)
Broughton in Furness CoE Primary School
Windermere School - Independent day and boarding school, Windermere

Secondary

Millom School
John Ruskin School, Coniston
Ulverston Victoria High School, Ulverston
Windermere School - Independent day and boarding school, Windermere

Further Education

Barrow in Furness Sixth Form College, Barrow
Kendal College
Lancaster University
University of Cumbria (campuses in Ambleside, Carlisle and Lancaster)

Directions

[what3words preheated.spoils.question](#)

Use Sat Nav **LA18 5HG** with reference to the directions below:

From Broughton in Furness on the A595, head west and cross Duddon Bridge (the traffic is controlled by lights), continue for a few miles and after passing a roadside church on the left, turn left onto the A5093 signposted The Green. Continue on the main road, through another set of lights, and bypass the village, not turning off. After passing a white bungalow on the right, it's the next turning right into a layby. There are two drives, Ruskin Mount is on the left

Things to do

Places to visit

Whatever the weather the Lake District has a vast number of attractions to keep the whole family entertained.

National Trust locations include Beatrix Potter's house Hill Top, Wray Castle, the steam yacht Gondola on Coniston Water, Claife Viewing Station on the shores of Lake Windermere and Townend, Troutbeck.

On the Furness peninsula, visit Muncaster with the Ravenglass & Eskdale Railway and Gleaston Castles, , Manjushri Kadampa Meditation Centre at Conishead Priory (a Buddhist Temple set in 70 acres), the Laurel and Hardy Museum (Ulverston is the birthplace of Stan Laurel), the Lakeland Motor Museum at Backbarrow and the Lakeside and Haverthwaite steam railway.

In Millom the Beggar's Theatre regularly hosts nationally known acts especially live music and comedians such as Rich Hall, and the Millom Heritage and Arts Centre is currently being developed alongside a revamp of the RSPB reserve at Hodbarrow and the "Iron Line" sea wall at Haverigg.

The Coro, Ulverston, an historic arts, culture and entertainment venue showing live theatre and music, comedy, talks and dance. Also in Ulverston is the Roxy Cinema, an Art Deco cinema featuring current releases, classics and arthouse movies on film club nights.

Sport and recreation

Sailing on Windermere and Coniston, motor boating on Windermere

Water sports and equipment hire at Fell Foot Park, Newby Bridge and wild swimming in the lakes and tarns

Golf clubs at Silecroft, Ulverston, Barrow in Furness, Grange over Sands and Windermere

The Cumbrian Cycle Way, a long-distance route of 302 miles around Cumbria may be joined in Ulverston

Millom Recreation Centre and Ulverston Leisure Centre

Places to eat

An absolute paradise for any food lover, here are a few local recommendations to suit every occasion and budget:

Informal dining, cafes and pubs

The Punch Bowl Inn, The Green is within walking distance

The Old Kings Head and Manor Arms Hotel, both in Broughton in Furness

The Blacksmiths Arms, Broughton Mills

Bake House Born and Bread, Greenodd

Steam Bistro at Coniston

Fine dining restaurants

Base Restaurant, Ford Park, Ulverston

Heft, High Newton

L'Enclume and Rogan and Co, both in Cartmel

There is a choice of fine dining restaurants in the Lake District including Gilpin Hotel and Lake House, Linthwaite House and The Samling (all in Windermere), The Old Stamp House Restaurant and Lake Road Kitchen (both in Ambleside) and Forest Side Hotel (Grasmere).

Great walks nearby

Whether you like to ramble, run, stride out or hike, the Furness peninsular and Lake District offer fabulous walking country. Across the stile on the back wall of Ruskin Mount into the pastures leads to Mid Lo Hill offering excellent views for relatively little effort and if you wanted to see the local ospreys then head down towards Green Road Station. Join the Cumbria Coastal Way to take in some stunning coastline including Silecroft and Haverigg beaches. The unspoilt Duddon Valley offers spectacular walking and breath-taking views.

RSPB Hodbarrow Nature Reserve, a coastal lagoon has lots of wildlife and breeding seabirds and is great for walking, picnics and family-friendly strolls. For the more adventurous, the dramatic ridge of Black Combe rises almost 2000ft above sea level and is a popular fell with walkers. It is said that from the summit of Black Combe it is possible to see the five kingdoms, England, Ireland, Scotland, Wales and the Isle of Man.

Services

Mains electricity and water. Oil fired heating and hot water, capable of remote control via the HIVE App. Heated towel rails in the bathroom (electric), shower room (dual fuel) and ensuite (two; one electric, one run off the boiler). Radiators on the second floor are electric powered. The Aga is electric and programmable.

Private drainage to a septic tank located in the garden.

34 solar panels fitted in 2011 and owned outright. A divertor enables electricity to be selectively used by the property when the panels are generating. The vendors advise us that the income from the solar panels currently covers the annual electricity bill for the property.

Security alarm. Hardwired smoke/fire alarm.

The shed is fitted with a SolarVenti (a dehumidifier and warm air ventilation system).

Guide price £895,000

Local Authority charges
Copeland Council – Council Tax band E

Tenure
Freehold



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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

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Fine & Country Windermere
Windermere Office Ellerthwaite Square, Windermere, Cumbria, LA23 1DU
01539 733500 | sales@fineandcountry-lakes.co.uk

