



Kingfisher Mill
Killington | Cumbria | LA10 5EP

KINGFISHER MILL





Welcome to Kingfisher Mill, Broad Raine, Killington, Sedbergh, LA10 5EP

Set in a truly stunning setting on the banks of the River Lune, this extraordinary former flour mill has been creatively restored to offer totally unique accommodation with a bold, imaginative flair. Highly individual, Kingfisher Mill blends historical charm with contemporary design, creating a home of quality that is both welcoming and inspiring.

Well-proportioned accommodation is spread over three floors and offers an entrance hall, breakfast kitchen, sitting room, dining room, fourth bedroom and a shower room. There are three bedrooms on the first floor, an ensuite shower room and house bathroom. The flexible lower ground floor offers amenity value: one room is an entertainment or family room; the second is a blank canvas, ready to be shaped as a gym, workshop, studio or office.

A balcony, two decks and gardens are all riverside and command unrivalled river views. Completing the outdoor space is generous parking provision.

Whilst there are neighbours, the orientation of Kingfisher Mill is totally focused on the river. The views are incredible, highlighting the vibrant river, abundant wildlife and ever-changing light. Through the trees on the river's far bank are the Howgills, the fells revealing themselves as the leaves fall in autumn.

For those that have always been captivated by the allure of living by water, this is a unique opportunity, the former mill is well designed, beautifully finished and ready for new owners to move straight in and start enjoying this extraordinary property.



We've loved being next to the river; it's different every day. When it's in full spate it is absolute amazing, there's such energy and life. We're not far from the motorway but being next to the river transports us to a whole different world.









Location

Nestled in the picturesque heart of South Cumbria, the scattered village of Killington offers a great opportunity to enjoy the best of rural living without sacrificing modern conveniences or accessibility. This peaceful village is surrounded by rolling countryside with picturesque scenery and an abundance of wildlife, perfect for those who love the outdoors and nature. Whether you're a keen walker, cyclist, birdwatcher or simply enjoy the peace and space of nature, Killington provides immediate access to some of the England's most beautiful landscapes, including the nearby Yorkshire Dales and Lake District National Parks and the Lune Valley.

Just a short drive away, the vibrant and highly individual market towns of Sedbergh, Kirkby Lonsdale and Kendal each offer their own unique character and amenities. Sedbergh is an official Book Town and combines a rich literary culture with independent shops and eateries. Kirkby Lonsdale delights with its Georgian architecture, boutique shopping and thriving café and restaurant scene, while Kendal provides comprehensive amenities including leisure facilities and a busy cultural calendar. There are supermarkets to be found in each, along with highly regarded schools.

Killington's location also offers outstanding connectivity. The M6 motorway is easily accessible at J37 providing direct routes to the north and south, ideal whether travelling for work or pleasure. Wanting the train to take the strain? Oxenholme (Lake District) station is on the main west coast line and offers fast and regular services to London (Euston), Manchester, Edinburgh and Glasgow.

With its unbeatable combination of peaceful rural charm, outdoor opportunities, access to traditional towns, good local facilities and excellent transport links, Killington is a desirable place to call home – whether you're seeking a full-time residence, a weekend retreat, or a base for exploring the very best of the north west.



“The peace and tranquility here is priceless. With no streetlights, we have dark and starry nights, the light of a full moon reflecting on the river is magical. The wildlife is extraordinary; we see otters, herons and kingfishers and have seen the salmon leaping up river during their autumn migration.



STEP INSIDE

A former flour mill in a breathtaking and peaceful setting on the River Lune; this conversion is highly distinctive with immense personality and character.

Purchased by the owners as “a cold, empty shell”, the restoration has been extensive. The result provides the peace of mind that accompanies a thorough job such as eco technology (for instance air source heating with individual room thermostats), smart home systems (App controlled CCTV and surround sound), advanced design (aluminium framed double glazed windows), traditional elements (oak floors, doors, window cills and lintels) along with sophisticated fittings (the contemporary fire box in the sitting room, striking high gloss kitchen cabinets, mesmerizing extractor fan above the hob, quartz worktops, bespoke Burlington lavatory cisterns and the stunning pewter bath).

Accessed via a striking, timber-clad contemporary extension, the accommodation unfolds into a glamorous, well-appointed breakfast kitchen with bi-folding doors connecting to the large deck. A spacious sitting room flows seamlessly through a pointed archway into an atmospheric dining room. Also on the ground floor is a versatile fourth bedroom, currently used as a guest room but ideal as a home office along with a chic shower room.

The kitchen and reception rooms all enjoy direct access to riverside areas, it's an enviable combination for everyday living and entertaining alike. The boundaries are blurred, bringing the outside in and taking the inside out, ideal for al fresco dining or simply soaking up the peaceful, natural surroundings; the vibrant river views, abundant wildlife and ever-changing light. The views across the river are over to the far bank and through the trees to the Howgills, the fells revealing themselves gradually in autumn as the leaves fall.

Upstairs, the impressive principal bedroom features a sleek ensuite shower room, while two further double bedrooms are served by a beautifully designed house bathroom, complete with a statement freestanding pewter bath and high-quality heritage style fittings throughout.

The lower ground floor offers great flexibility: one room has been transformed into a fabulous entertainment or family room – perfect for movie nights, games or gatherings. The second is a blank canvas, ready to be shaped by its next owners as a gym, workshop, studio or office.

















Step outside

Substantial stone pillars topped with reclaimed former gas powered Victorian pub lanterns mark the entrance to the property. The impressive mill is in front of you, the River Lune providing the unique backdrop. A large paved parking area has plenty of room for parking and turning and from here a wide flagged path and two short flights of steps lead down to the front door, bypassing lawns on the way.

With unobstructed river views, there are two large glass fronted decks, one out from the kitchen, the other from the dining room. The kitchen deck connects to a balcony in front of the sitting room. From the dining room the deck leads to the side lawn garden. It's a great combination of outdoor areas for quiet relaxation and also socialising.

External lights (on sensors, timers or both), power and taps.

“ We'll miss the river. It's part of life here. Watching it, listening to it, swimming in it. The house really suits a family that love to socialise – the deck is great when the weather is warmer and the entertainment room downstairs has something for everyone.





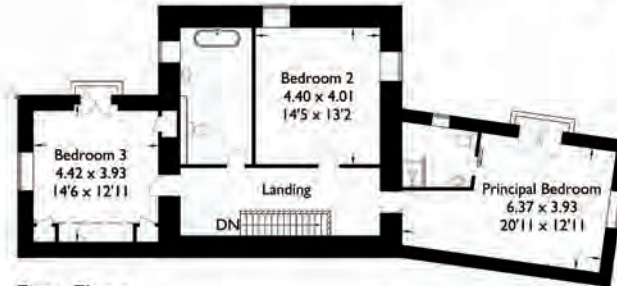
Kingfisher Mill

Approximate Gross Internal Area : 334.23 sq m / 3597.62 sq ft

Total : 334.23 sq m / 3597.62 sq ft



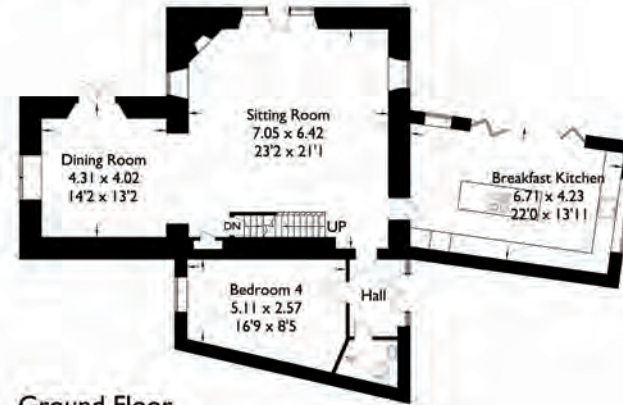
----- Restricted Head Height



First Floor

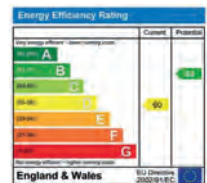


Lower Ground Floor



Ground Floor

For illustrative purposes only. Not to scale.
Whilst every attempt was made to ensure the accuracy of the floor plan,
all measurements are approximate and no
responsibility is taken for any error.



FURTHER INFORMATION

On the road

Sedbergh	3.4 miles
Kendal	9.5 miles
Kirkby Lonsdale	9.7 miles
Windermere	17.5 miles
Penrith	30 miles
Carlisle	47.4 miles
Manchester	76.1 miles

Transport links

M6 J37	3.2 miles
Oxenholme railway station	8.5 miles
Manchester airport	85.6 miles
Leeds Bradford airport	59.3 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.

Rail Journeys



Based on approximate direct train journey times from Oxenholme train station on the main West Coast line. Train service durations vary, please check nationalrail.co.uk for further details.

Schools

Primary

St Mary's CoE Primary School, Kirkby Lonsdale
Sedbergh Primary School
Sedbergh Preparatory School, Casterton and Giggleswick Preparatory School (both independent)

Secondary

Settlebeck School, Sedbergh
Queen Elizabeth School and QEstudio, Kirkby Lonsdale
The Queen Katherine School and Kirkbie Kendal School, both in Kendal
Sedbergh School and Giggleswick School (both independent)

Further Education

Kendal College
University of Cumbria (Ambleside, Carlisle and Lancaster campuses)
Lancaster University

Directions

what3words [ranges.divisible.direct](https://www.what3words.com/ranges/divisible/direct)

Download the **what3words App** or go online for directions straight to the property.

Mobile and broadband services

For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: checker.ofcom.org.uk
The vendors have a Starlink Satellite Internet subscription.

Places to visit

Cinemas and live theatre - The Brewery, Kendal
Farfield Mill, Sedbergh
Sizergh Castle and Gardens (National Trust)
Ribblehead Viaduct and the Settle to Carlisle Railway
Fountains Abbey and Studley Royal
Castles at Skipton and Richmond
Wensleydale Creamery, Hawes
Dent Village Heritage Centre and Museum, Dent
And in the natural world; Gaping Gill, White Scar Cave (England's longest show cave), Malham Cove and Aysgarth Falls

Sport and recreation

The Lune Valley and Yorkshire Dales offer a variety of fantastic cycling routes, ranging from challenging climbs to scenic loops. Popular options include the Yorkshire Dales Cycleway and the Yorkshire Dales 300.
Golf courses at Sedbergh, Kirkby Lonsdale, Casterton and two in Kendal
Kendal Leisure Centre
Various sports clubs and recreational facilities in Sedbergh, Kirkby Lonsdale and Kendal
Wild swimming in the River Lune and in Killington Lake
Kayaking - the rivers Lune, Rawthey and Clough are renowned for their excellent and challenging whitewater
Sailing or windsurfing available through Killington Sailing Association

Places to eat

The Sun Inn, Royal Hotel, Royal Barn and Avanti all in Kirkby Lonsdale
The Black Bull Inn and The Dalesman Country Inn, both in Sedbergh

Special occasions

Heft, High Newton
Gilpin Hotel and Lake House, Linthwaite House, The Samling, all in Windermere
L'Enclume and Rogan and Co, both in Cartmel

Great walks nearby

Between the Lune Valley, Yorkshire Dales and Lake District there is a seemingly endless number of great walks available for all ages, abilities and for the time you have available, whether it's a full day's adventure or a precious hour squeezed into a busy day. Straight from the door take the footpath adjacent to the house north along the river to where the river is deeper... it's perfect for wild swimming.

Services

Mains electricity and water.

Air source heating laid underfloor throughout the ground and first floors with individual room thermostats. Electric heating and ventilation system to the entertainment room.

Private drainage to a sole use treatment plant located within the grounds.

Surround sound speakers in the kitchen, sitting room and entertainment room are all capable of separate connection and control via an App.

The kitchen, three reception rooms and four bedrooms have TV and internet connection.

EV charging point. External CCTV, capable of control via an App.

Guide price £ 1,350,000

Westmorland and Furness Council
Council Tax band F

Tenure
Freehold

Included in the sale

Fitted carpets, curtains, curtain poles, blinds and domestic appliances as follows: induction hob, oven, microwave, larder fridge and tall freezer (all Bosch), AEG dishwasher, Hoover washing machine and the Faber extractor fan. Available by way of further negotiation are the light fittings.

Please note

A public footpath runs along the western boundary and is fenced off.

Access to the house is over a shared private road, maintenance is shared equally with one other property.

The banking to the north of the house is owned by British Waterways who have a right of way through the gate on the northern boundary for access and maintenance.



FINE & COUNTRY

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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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home

THE FINE & COUNTRY
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