



 Gilpin Mill





Gilpin Mill

Gilpin Mill, Crook, Kendal, Cumbria LA8 8LN

A warm and friendly Lakeland home set in approximately 3.6 acres, enjoying a quiet and discrete yet accessible location, with 18th century (or even earlier) origins. Now offering a 21st century four bedroom architect-designed house, that is sympathetic to its historic waterside setting.

The generous downstairs living really does balance well with the four double bedrooms, each with its own en-suite bath/shower room. The true delight is that all living rooms and bedrooms enjoy a southerly aspect over the gardens and original mill buildings.

Formerly the site of a working bobbin mill, one of the original buildings remains intact - the stone and slate drying shed (with its "log art"). A former barn now offers excellent covered parking for three cars, whilst other parts of the mill remain, including the very clear setting of the mill cottage (perhaps for those with expansion in mind).

Quick Overview

21st Century home in an outstanding historic location

Set in approximately 3.6 acres of garden and paddocks

Four en-suite bedrooms with four living rooms for the whole family

Shepherd's hut in a truly delightful location

South facing terrace overlooking the mill pond

Covered parking for three cars and useful outbuildings

Peaceful sheltered location equidistant from the bustle of Windermere and Kendal

Near perfect home in the National Park few have ever seen!







Location

The setting of this outstanding home is the finest feature, and the current owners have restored the mill dam with hydro in mind, but the peace and tranquillity offered by its location can only be experienced first hand. You simply have to come and see it! We will even show you the Shepherd's Hut - perfect for family and friends!

The village of Crook is ideally located between the busy Market Town of Kendal and Windermere, and sits within the Lake District National Park, close to Lake Windermere for those with water sports in mind.

The ever-popular village of Staveley is just a short drive away, where you will find a thriving community with excellent amenities including, primary school, public houses, church, post office, Spar shop and a variety of specialist shops, together with the popular Mill Yard with Wilf's café and the Hawkshead Brewery.

Crosthwaite village is just down the road and enjoys a vibrant village atmosphere and community spirit, with a highly rated local primary school, village hall, bowling green, tennis court and children's play area, together with a popular church and first class pub/restaurant.

Directions: From Bowness proceed out on the B5284 towards Kendal, known locally as the Crook Road. Bear right straight after St Catherine's Church onto Back Lane. Follow the single track lane for approximately 1.2 miles, passing Low Shepherd Yeat on your right, continue round and down the hill where Gilpin Mill can then be seen on your left overlooking the mill pond.



Welcome

From the minute you arrive at Gilpin Mill, the scene is set for what can only be described as a perfect location for escaping into your own world. The atmosphere of the historic setting with the mill pond and delightful gardens, really does shut out the pressures of the 21st century.

Designed and built by the present owners in 2008, the property offers the best of both worlds, in terms of the feel of the 18th century with exposed timbers, open fireplaces and flagged floors, blended together with the 21st century comforts of under floor heating, double glazing, a modern kitchen and en-suite bath/shower rooms to each of the four double bedrooms.

On approaching the front porch, you step onto the flagged floor that runs through into the dining hall and breakfast kitchen beyond. The traditional style porch has windows to two sides and bespoke fitted benches providing plenty of storage.

A part glazed door then leads through into a warm and welcoming dining hall that overlooks the front terrace, where a splendid stone fireplace with oak lintel and inset Jetmaster open fire is the main focal point of the room. Part glazed double doors then open into the splendid sitting room.







Spacious Living

Specifications

Sitting Room

23' 0" x 16' 10" (7.02m x 5.14m)

Snug

11' 6" x 11' 0" (3.53m x 3.36m)

The sitting room has plenty of light and enjoys the aspect to the front terrace and gardens, with four windows, exposed beam and down lights. A deep slate hearth with inset Jetmaster open fire and a splendid exposed stone lintel, provide a wonderful focal point to the room.



Wine & Dine



Specifications

Kitchen

23' 1" x 19' 10" (7.05m x 6.06m)

Dining Hall

17' 5" x 11' 9" (5.33m x 3.59m)

Utility Room

10' 4" x 7' 1" (3.17m x 2.18m)

To the far side of the dining hall, is the large, warm and friendly family living breakfast kitchen with its flagged floor, windows to the front, side and rear and a double glazed door opening onto the paved terrace. The kitchen is fitted and equipped with a range of units incorporating drawer fitments and a useful pantry cupboard, central island unit and granite work surfaces. Appliances include an under counter fridge, full height larder fridge, two ovens and a warming drawer, induction hob with extract fan over and integrated dishwasher.

The utility room houses the oil central heating boiler, a large hot water cylinder, a cleaning cylinder, salt bin and UV filter for the water. There is also plumbing for a washing machine and space for a freezer.

Just off the kitchen is a side porch offering plenty of space for hanging coats, with the snug situated just beyond. The snug enjoys a delightful aspect from the wrap round windows overlooking the gardens, mill pond and open countryside.

The inner hallway to the rear, houses the staircase leading up to the first floor, with two useful cupboards, one of which contains the pressure cylinder for the water, alongwith a large cloakroom comprising of a high level WC, a wall hung corner wash hand basin, wall mirror and light. There are also plenty of hooks for coats and shelving for storage.









Bedrooms

Specifications

Master Bedroom

14' 11" x 12' 3" (4.56m x 3.75m) plus dressing area and en-suite

Bedroom 2

17' 2" x 11' 3" (5.25m x 3.45m)

Bedroom 3

13' 3" x 9' 6" (4.04m x 2.92m)

Bedroom 4

13' 4" x 10' 4" (4.08m x 3.16m)



Up on the first floor is a light and airy landing with two windows overlooking the lane to the rear, and across to an open banking area which belongs to the property and is covered in bluebells in the spring. There is also a large walk-in linen cupboard with shelving and light.

The four double bedrooms all have their own attractive tiled en-suites and fitted wardrobes, and all enjoy the south facing aspect to the gardens and mill pond. The master bedroom has a dressing area with three sets of double fitted wardrobes and a four piece en-suite, including a deep double ended bath and large walk-in shower. Bedroom 2 also benefits from a four piece en-suite with bath and large walk-in shower cubicle.









Outbuildings

Specifications

The Shepard's Hut

11' 8" x 6' 6" (3.56m x 1.99m) plus shower room

Former Drying Shed

35' 4" x 18' 7" (10.79m x 5.68m)

Former Barn

35' 0" x 22' 4" (10.67m x 6.83m)



The Shepard's Hut

A perfect retreat for family and friends with its very own garden with paved patio, this fabulous addition enjoys its own quiet corner, set beneath an ancient oak tree and overlooking open fields. A stable door opens into the delightful living space with wood burning stove and a built in double bed with storage underneath. The kitchen area is fitted and equipped with gas hob, sink and fold down breakfast table, while the separate shower room boasts, a shower cubicle, WC and wash hand basin. The shepherd's hut has its own private drainage system and spring water, with Calor gas for the hob.

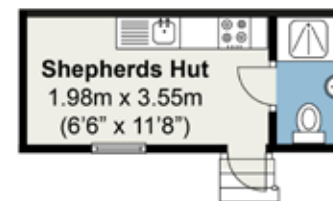
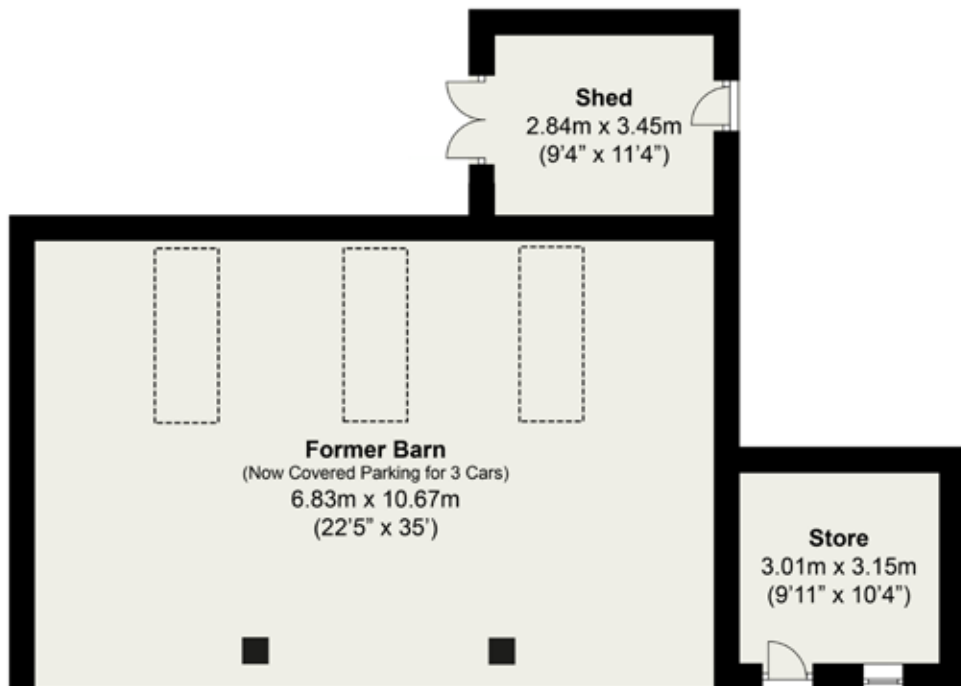
Former Drying Shed

Original bobbin mill stone and slate drying shed with feature "log art".

Former Barn

Providing excellent covered parking for three cars, with two adjoining stores, known as bottom shed and top shed.





For illustrative purposes only. Not to scale.
Plan produced using PlanUp









Outside

The gardens and grounds at Gilpin Mill offer both formal and informal areas, with a south facing paved terrace that runs the full length of the house - perfect for alfresco dining, all overlooking the mill pond and restored Leat, which runs in front of the former drying shed and its featured "Log Art".

The lawns are well tended, while the flower beds and borders are well stocked with a variety of colourful plants and shrubs including ornamental trees. Nestling in the grounds are the former remains of the old bobbin mill and cottage. The mill pond has its very own small jetty, and the dam was rebuilt by the current owners, having been designed to incorporate a Hydro System which was never installed. (further information available).

To the front of the covered parking area, you will find additional parking and turning for several vehicles, with access leading round to the two self contained paddocks and the shepherd's hut. Additional road access to the paddocks can be found a little further up the lane from the house.

Important Information

Services:

The property is connected to mains electricity. It has Oil central heating to radiators, and underfloor heating to the ground floor. There is Private Drainage to septic tank, and a private water supply from a Bore Hole. The property also has B4RN Hyperfast Broadband installed.

Energy Performance Certificate:

Energy Rating C - Full details available on our website and also at any of our offices.

Council Tax Band :

Westmorland and Furness Council - Band G.

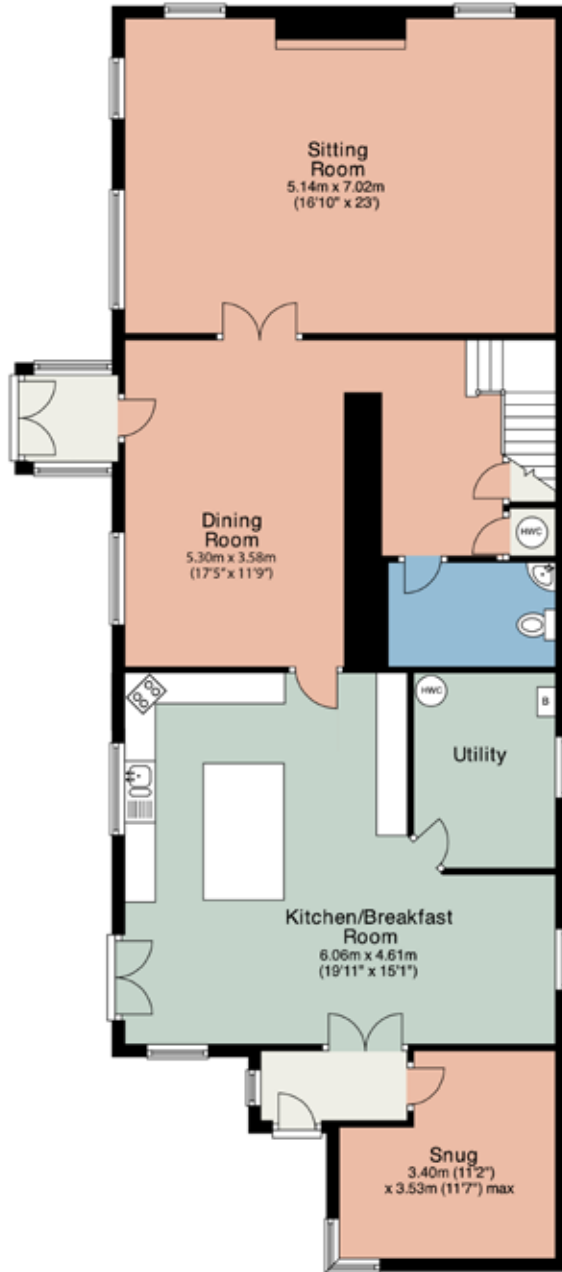
Tenure:

Freehold.



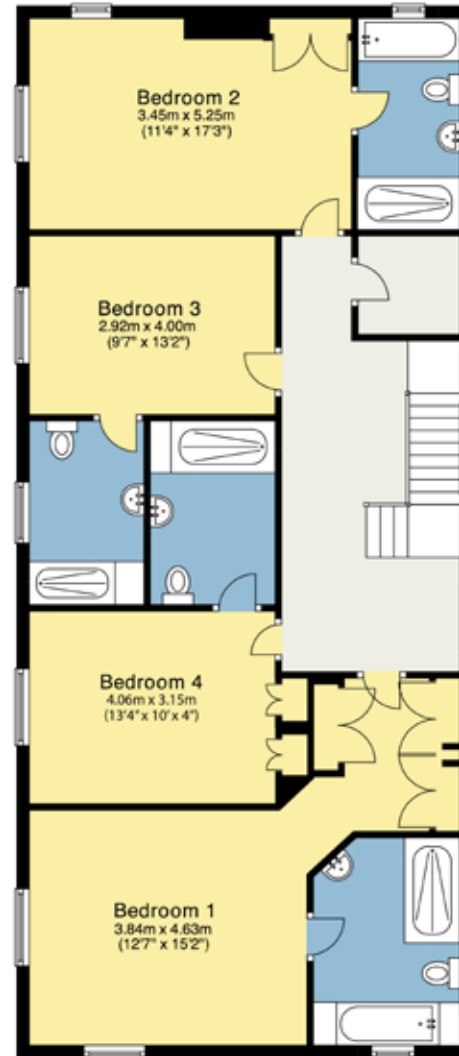
Ground Floor

Approx. 134.0 sq. metres (1442.1 sq. feet)



First Floor

Approx. 117.6 sq. metres (1265.8 sq. feet)



Total area: approx. 251.6 sq. metres (2707.9 sq. feet)

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