



Millthrop

£625,000

Woolly Place , Millthrop, Sedbergh, LA10 5SJ

Woolly Place, an exceptional and highly individual home, is set in ~1.66 acres of garden with vegetable beds, fruit cage, private woodland and river frontage with fishing rights on the River Rawthey. Part of the cluster of houses that make up Millthrop Mill on the outskirts of Sedbergh in the Yorkshire Dales National Park, this former 19th-century mill, converted in the 1980s, was completely remodelled in 2014 with Arts and Crafts influences such as Holophane glass light fittings, oak doors and handmade door furniture by Lucy Sandys-Clarke: a design embracing simplicity and functionality.

Quick Overview

Beautifully Converted 19th-Century Mill
Energy Efficient Home
Open-Plan Living and Dining Spaces
Mezzanine Study/Home Office
Three Well-Appointed Double Bedrooms
Private Woodland with Stream & Fishing Rights
Extensive Riverside Gardens
Close Proximity to Walking Trails
Peaceful Edge-of-Village Location
Ultrafast Broadband



3



2



1



B



B4RN
Broadband



Off Road
Parking

Property Reference: KL3661



Hallway



Kitchen



Living Room



Mezzanine Office

The property has a single-room-depth format, enhancing the sense of space, flooding each room with natural light and giving views to the Howgill fells. The hall has space for storage and a cloakroom with W.C. and basin. A garden door off leads to a covered porch and small south-facing seating area. The kitchen has quality wall and base units, a 3 oven gas Aga with 'AIMS', Bosch microwave combi oven, slimline Bosch dishwasher, and a plumbed-in coffee machine (available by separate negotiation). The adjacent scullery has twin Belfast sink with slate worktop, central heating controls, linen cupboard, storage cupboard and larder with cellar; a rear door gives access to the drying green. Adjoining the kitchen is a formal dining area lit by a stained-glass window and opening to a large sitting room with vaulted ceiling. There is a Cove 2 log burner with copper surround and oak mantle, and French doors with handmade oak pelmet over, opening to a west facing patio. From the sitting room, a semi-spiral staircase rises to a mezzanine study or office with loft access. A conservatory opens off the living room with views of the garden to south and west.

The bedroom wing comprises a master suite; en-suite by Porcelanosa with dual heat ladder towel rail, walk-in shower, freestanding bath and unique basin. Two further double bedrooms are carpeted by 'Wools of Cumbria' and share a shower room with Porcelanosa walk-in shower, vanity unit, and dual heat ladder towel rail.

At the end of the hallway is a workshop (with loft access) and the resin floored double garage; the freestanding workshop contents may be available by separate negotiation.

Externally, the property has a resin bound private courtyard with large stone-built shed with a oak cruck-beamed roof. There are, in addition, two further outbuildings. A stone-built semi sunken potting shed and, on the access drive, a log shed.

The garden has a vegetable plot, raised bed, fruit cage, orchard with apple, pear, gage, medlar, quince and plum trees and a bespoke Hartley Botanic greenhouse. There are two ponds, a rockery, wildflower meadow (housing the septic tank), and a slate urn sculpture by Joe Smith. Across the road from the mill is half a hectare of natural woodland in the former mill pond and race (which extends north to the weir near Settlebeck School), planted with



Sun Room



Utility



Bedroom One



En-Suite Bathroom



Bedroom Two



Shower Room

species cobnuts and with a tiny stream crossed by an oak bridge. As well as river frontage rights, the property has single rod rights on the river from weir to bridge; right bank only.

Woolly Place has good storage and excellent energy efficiency: wet underfloor heating controlled by individual neostats, Worcester Bosch solar thermal panel for water, photovoltaic (PV) panels with top-rate Feed-in Tariff scheme, and a Tesla Powerwall give both substantial savings and income. The property is quiet and has views of the river and surrounding fells, but is within walking distance of Sedbergh; a charming market town with independent shops and pubs, vibrant community life, access to both the Yorkshire Dales and Lake District National Parks and home to Sedbergh School. This unique riverside retreat is ideal for those wanting character, sustainability, space and tranquility in one of Cumbria's most picturesque and inspiring settings.

Accommodation with approximate dimensions:

Kitchen 14' 4" x 12' 6" (4.37m x 3.81m)

Utility 10' 7" x 9' 4" (3.23m x 2.84m)

Dining/Living Room 27' 4" x 19' 3" (8.33m x 5.87m)

Sun Room 12' 9" x 8' 8" (3.89m x 2.64m)

Mezzanine Study 11' 1" x 9' 6" (3.38m x 2.9m)

Bedroom One 14' 5" x 13' 9" (4.39m x 4.19m)

Bedroom Two 14' 6" x 8' 9" (4.42m x 2.67m)

Bedroom Three 14' 5" x 8' 10" (4.39m x 2.69m)

Workshop 19' 0" x 7' 1" (5.79m x 2.16m)

Double Garage 19' 11" x 17' 7" (6.07m x 5.36m)

Shed 16' 8" x 8' 0" (5.08m x 2.44m)

Garden Shed 15' 1" x 10' 7" (4.6m x 3.23m)

Parking

Off Road Parking

Tenure

Freehold (Vacant possession upon completion).

Council Tax

Westmorland and Furness Council - Band G

Services

Mains Gas, Mains Electricity, Mains Water. Shared Septic Tank Drainage. Gas Central Heating.

Energy Performance Certificate

The full Energy Performance Certificate is available on our website and also at any of our offices.



Greenhouse



Woodland



Garden



Riverside Setting



Front Aspect

What3words

///saddens.dupe.reassured

Viewings

Strictly by appointment with Hackney & Leigh.

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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 16/07/2025.

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Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **015242 72111** or request online.



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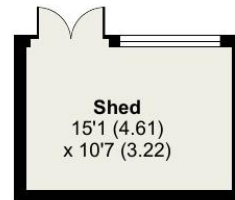
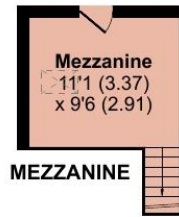
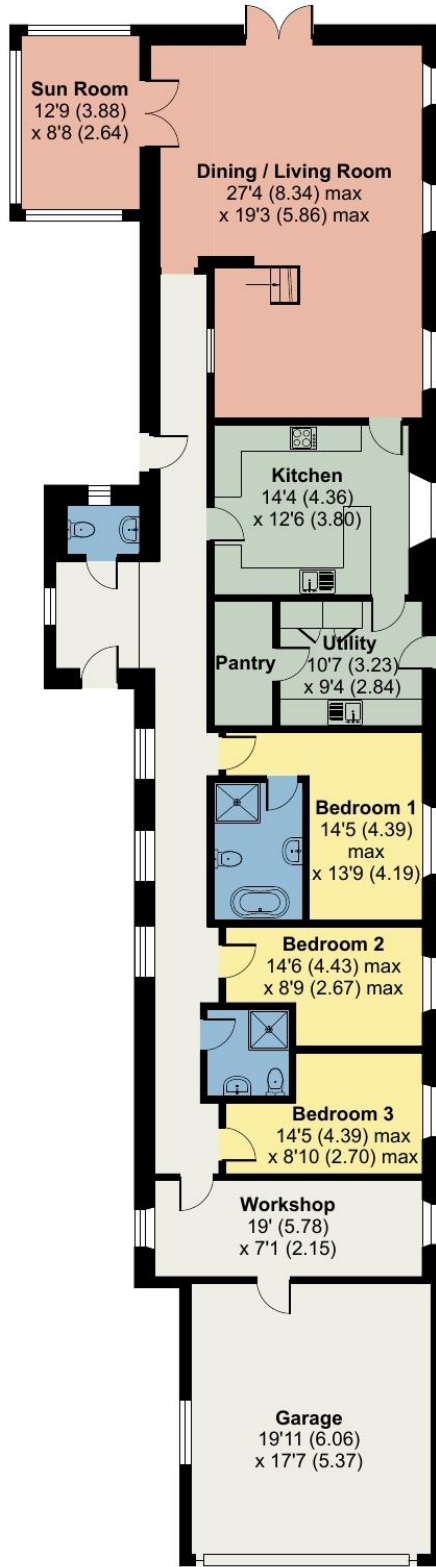
Approximate Area = 2074 sq ft / 192.6 sq m

Garage = 350 sq ft / 32.5sq m

Outbuildings = 292 sq ft / 27.1 sq m

Total = 2716 sq ft / 252.2 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1321761

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