

SELLET MILL COTTAGE

£525,000

Near Kirkby Lonsdale, LA6 2DG

Country charm - a detached double fronted period cottage enjoying splendid far reaching views across open countryside towards Ingleborough.

With spacious and welcoming accommodation and lovely character features, there is also an option to extend to create a four bedroom property. Currently there is a central hall, sitting room open to a snug, sociable dining kitchen, rear porch/boot room, utility/plant room, two double bedrooms, one being en suite, a third single bedroom and a house bathroom. To the rear, ample private parking and open fronted car-port with an attached stone and slate former piggery. South facing gardens with lawns, planted borders, flagged terrace and a vegetable garden with greenhouse and garden shed.

A highly accessible Lune Valley location being equidistant between the sought-after town of Kirkby Lonsdale and the picturesque village of Whittington as well as being close to road and rail links.





Welcome to **SELLET MILL COTTAGE**

£525,000

Near Kirkby Lonsdale, LA6 2DG

Sellet Mill Cottage is situated in a semi-rural setting, equidistant between Kirkby Lonsdale and the village of Whittington.

Within walking distance, the Cumbrian market town of **Kirkby Lonsdale** (1 mile) is the jewel in the Lune Valley's crown - this ever popular market town provides a good range of local facilities - schools, individual shops, bank, churches, a Post Office, doctor's and dentists' surgeries, an opticians, Booths supermarket, Boots Chemist and a selection of restaurants, pubs and tea shops.

A Conservation Area, **Whittington** is popular with families, couples (both retired and professional) and people looking for both first and second homes. With an active community, there is a church, St Michael's and village hall with 'pop up pub'.

Both the historic market town of **Kendal** (13.6 miles) and the Georgian city of **Lancaster** (13.6 miles) offer a comprehensive selection of facilities including Lancaster University, the University of Cumbria, Lancaster & Morecambe College and the Royal Lancaster Infirmary.

The area is well-served for schools; both Kirkby Lonsdale and Arkholme have primary schools with Queen Elizabeth School at Kirkby Lonsdale and at Lancaster, girls' and boys' grammar schools. There are independent schools at Sedbergh (with the preparatory school at Casterton) and Giggleswick.

Boasting stunning surrounding countryside, **The Lune Valley** is midway between the **Lake District** and **Yorkshire Dales National Parks**, close to the **National Landscapes** of the **Forest of Bowland and Arnsdale and Silverdale**, as well as **Morecambe Bay Estuary** - perfect if you are seeking a base from which to enjoy the great outdoors.

For travelling further afield:

By train - Oxenholme (11.3 miles) and Lancaster have stations on the West Coast line with direct trains to London Euston, Manchester, Glasgow and Edinburgh. Historic Carnforth train station (10.2 miles) is on the Northern Line with services to Lancaster, Barrow-in-Furness, Leeds and Manchester airport.

By car - M6 J35 (9.6 miles) and A65 for travelling east (0.7 miles).

Airports are at Leeds Bradford (51.3 miles), Manchester (75.6 miles) and Liverpool (82.1 miles).

To find the property - from Kirkby Lonsdale, head along the B6254 and after c. 0.7 miles, turn right after the lay-by onto a private track. Bear right and continue around to the rear of the property.

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A wonderful family home with potential to extend

Enjoying splendid far reaching south easterly views across open countryside towards Ingleborough, Sellet Mill Cottage is an immensely picturesque detached cottage, a former miller's cottage for the neighbouring Sellet Mill, a water-powered corn mill.

The property is beautifully presented and well-maintained - it's spacious too with lovely proportions and a gross internal area of c. 1649 sq ft (153.2 sq m) to include the utility room to the rear. Sun filled south facing rooms are a treat, with the sitting room, dining area as well as bedrooms 1 and 2, all enjoying the scenic outlook from the tall windows.

Once a traditional four square layout, the reception rooms have been opened up to create two sociable 'front to back' spaces with a welcoming dining kitchen and a sitting room and snug, cleverly divided by a freestanding shelved unit.

Attractive character features have been retained with sash windows with window seats and working shutters, cornice and arch with decorative corbels in the entrance hall, substantial stable door and recess display shelving in the kitchen, stripped pine staircase and oak floor boards in the house bathroom and en suite.

Since the current owners' purchase in 2019, they have undertaken a programme of improvements including rewiring, replumbing, the installation of a compliant sewage treatment plant and an air source heating system.

There is also an **option to extend** - the current owners have obtained a *Certificate of Lawful Use or Development* from Lancaster City Council (Ref: 24/00791/PLDC dated 11 September 2024) for 'The erection of a two storey rear extension and a single storey side extension'. Architect drawings are available, please ask the agent for further information. This will enhance the accommodation further with plans showing for a studio, a rear hall, cloakroom, utility room off the kitchen room and studio to the ground floor and a first floor fourth bedroom and gallery.

Let us walk you around...

Come on in through the front door with glazed top light into the **entrance hall** with useful, **understairs cupboard**. Off here is the **sitting room** with a multi-fuel stove set on a flag hearth. The **snug** has a glazed door out to the seating terrace and an internal window to the rear porch. The sitting room and snug could be used as one large reception room but at present the two are divided into distinct spaces.

Across the hall a door leads into the welcoming **dining kitchen** - being triple aspect, it's a lovely light room. To one end, the kitchen with slate tiled floor is fitted with oak base and wall units, an integral dishwasher and a Rangemaster electric stove set within tiled recess. To the other, the dining area - perfect for family life.

To the rear, is a part glazed porch - perfect as a **boot room**. A door leads out to a covered area and into the utility/plant room housing the hot water cylinder and the controls for the air source heat pumps. There is also a Belfast sink and space for a washing machine and tumble drier.

The staircase leads to the first floor landing with inset cupboard and shelving - off here are **two spacious double bedrooms**, one with an **en suite shower room**. There is also a **third single bedroom**.

A good-sized **house bathroom** with built-in cupboards completes the picture.

Outside space

The shared access track is bordered by Sellet Beck. A wrought iron gate leads to a generous, south facing garden, being laid to **lawn** with a central path and planted borders. There is an abundance of **spring bulbs**, a small **pond**, a productive **vegetable garden** with **greenhouse** and **garden shed** and a flagged **seating terrace** to the side.

To the rear, there is **private parking** for several cars, an **open fronted car port** and attached stone and slate former **piggery** providing ample storage.



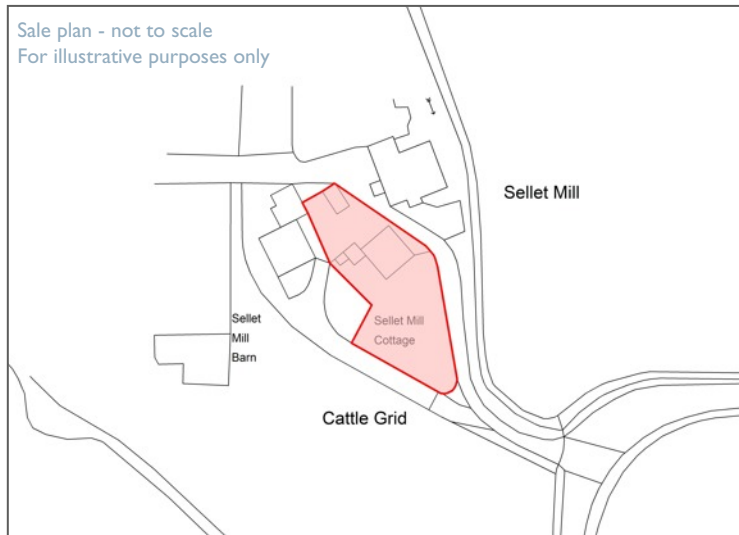
Services and specifications

- Mains electricity
- Metered mains water
- Private drainage to a sewage treatment plant installed in 2024
- Air source heat pump installed in 2019
- Multi fuel stove in the sitting room
- Broadband connected
- Single glazed sash windows
- Electric vehicle charger
- External lighting





Sale plan - not to scale
For illustrative purposes only



The finer details

Council Tax

Sellet Mill Cottage is currently banded F for Council Tax purposes. Potential purchasers are advised to verify this information for themselves.

Local and Planning Authority

Lancaster City Council W: www.lancaster.gov.uk

Please note

- Carpets, curtains, curtain poles, blinds, light fittings in the hall, the greenhouse and contents of the pigsty are all included in the sale
- Large wardrobe in the principal bedroom, larder cupboard in the kitchen and garden shed are available separately
- The track from the highway is owned by neighbouring Sellet Mill. Sellet Mill Cottage has a right of way to access the rear of the property
- Freehold, with vacant possession on completion

Money Laundering

Prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing their address. These can be provided in the following ways: by calling into the agent's office with copies or by way of a certified copy provided via their solicitor. In addition prospective buyers will be required to provide information regarding the source of funding as part of the agent's offer procedure.



Sellet Mill Cottage, Whittington, LA6 2DG

Approximate Gross Internal Area = 142.5 sq m / 1534 sq ft

Utility = 10.7 sq m / 115 sq ft

Total = 153.2 sq m / 1649 sq ft

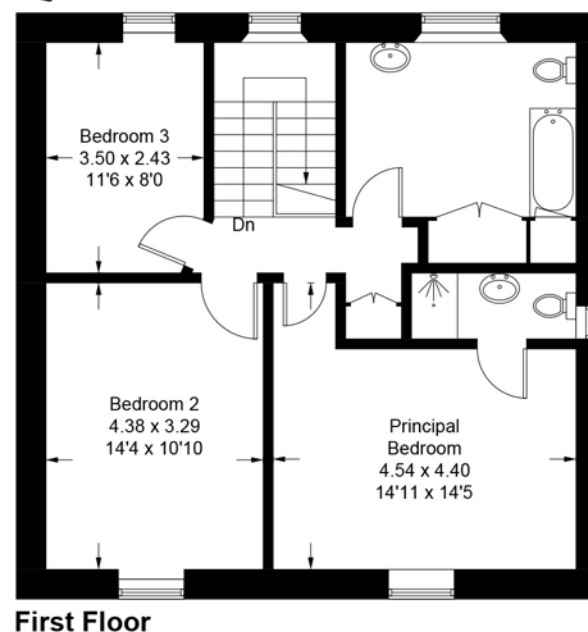
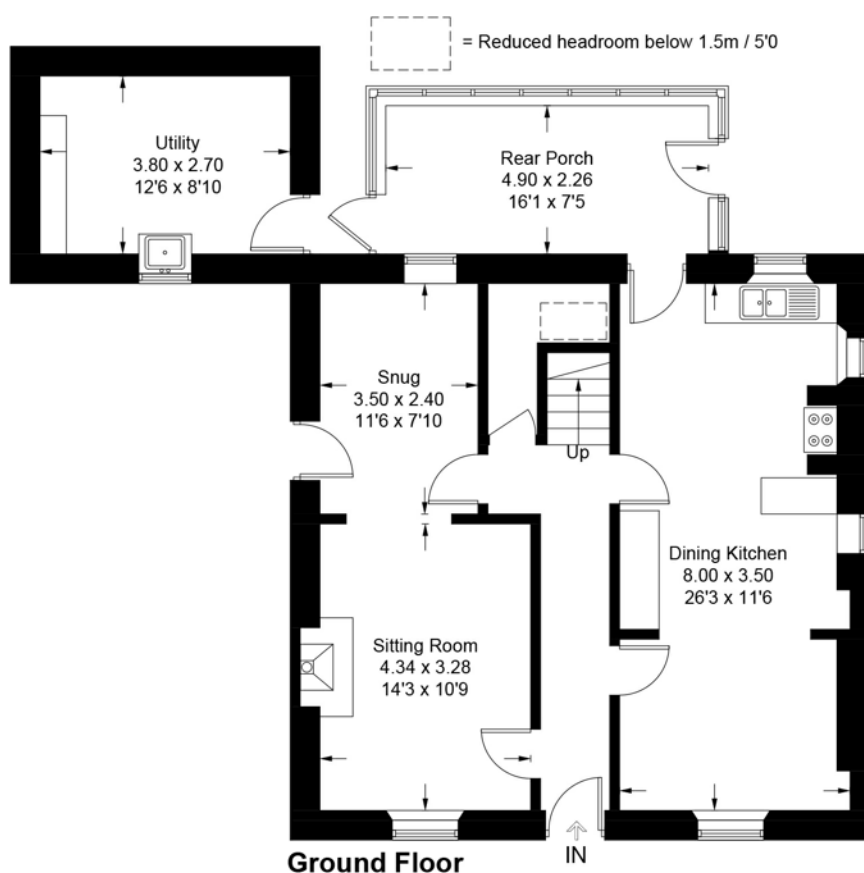
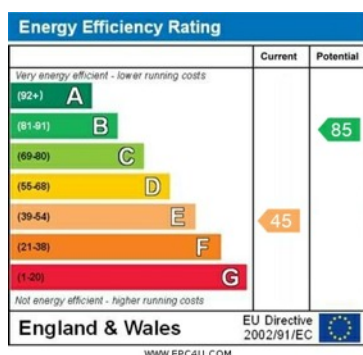


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (1170351)



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