

MILL BROW HOUSE

£825,000

Kirkby Lonsdale, LA6 2AT

An imposing and historic Grade II Listed four storey former workhouse with large gardens enjoying splendid views across Ruskin's View towards the Casterton and Barbon Fells and The Howgills.

Built in 1811, the property will appeal to a range of buyers. It is currently divided into seven, two bedrooms apartments, all with sitting rooms, dining kitchens and bath/shower rooms. There is ample parking and turning and a carport as well as split-level gardens with lawns, mature trees and planted borders.

Situated in this award-winning Lune Valley market town, convenient for the town's facilities and accessible for road and links.





"The Valley of The Lune at Kirkby Lonsdale is one of the loveliest scenes in England and therefore the world.... I do not know in all my own country, still less in France or Italy, a place more naturally divine" John Ruskin

Welcome to **MILL BROW HOUSE**

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One of the English countryside's unspoiled gems with undulating rolling hills and scattered villages, **The Lune Valley** begins just a few minutes' drive from Lancaster and borders the Forest of Bowland National Landscape and the Yorkshire Dales.

The Cumbrian market town **Kirkby Lonsdale** is an ever-popular choice, with a wide range of first and second home buyers and it's not hard to see why. It boasts a host of independent shops and if it's places to eat you're looking for you'll be spoilt for choice! The town provides a good range of local facilities - a bank, churches, a Post Office, a branch of Boots, a primary and secondary school (St Mary's and Queen Elizabeth) a Booths supermarket, an opticians, doctor's and dentists' surgeries, as well as a range of commercial businesses, all within walking distance of Mill Brow House.

The historic market town of **Kendal**, known as the Gateway to the Lakes (13.3 miles) and the Georgian city of **Lancaster** (15.3 miles via the B6254) provide a comprehensive range of facilities. Lancaster is also home to Lancaster University, Lancaster & Morecambe College and Royal Lancaster Infirmary.

For those keen on outdoor pursuits, could there be a better placed location? The glorious countryside of the **Yorkshire Dales** and **Lake District** National Parks, the Lune Valley and Forest of Bowland is all on your doorstep. The perfect playground for walkers, climbers, cavers, potholers, cyclists and sailors, and if you fancy a walk by the sea, the **Arnsdale and Silverdale National Landscape**, **Granger-over-Sands** and **Morecambe Bay Estuary** are close by.

For travelling further afield:

Getting about by car is easy, accessibility to the motorway network is excellent with J36 of the M6 just 6.1 miles away and the A65 for travelling east is on the edge of the town.

Travel by train - there is a station on the West Coast main line at Oxenholme (10 miles) with trains to Euston, Manchester, Birmingham, Manchester airport, Glasgow and Edinburgh if you need to commute. Historic Camforth train station is on the Northern Line with services to Lancaster, Barrow-in-Furness and Leeds.

Travel by air, there is a choice of airports: Leeds Bradford (50.9 miles) Manchester (80.8 miles) and Liverpool (86.3 miles).

To find the property - approaching Kirkby Lonsdale from the west along the A65, take the first turning off the mini roundabout and continue past Booths supermarket. Turn left at the junction, bear round to the right and down Mitchelgate and onto Main Street. At the Spar, keep left and head onto Mill Brow. After passing Swinemarket on the left, an open cobbled square with the medieval Market Cross and the right hand turning to Horsemarket, the turning into Mill Brow House is next on the right. Follow the drive round to the left to the parking area.

what3words reference: ///encloses.tablets.worry will take you to the entrance.



Apartment 3



Apartment 3



Apartment 4



Apartment 4



Apartment 1



Apartment 2



Apartment 5



Apartment 5

Historic Grade II Listed property

Built in 1811, Mill Brow House is an imposing Grade II Listed, four storey stone and slate former workhouse. In 1910, the property was then run as a hostel and more recently, converted into seven, self-contained apartments.

Situated on Mill Brow in the heart of the town, this historic property offers huge potential for a number of buyers. The property could remain as self contained apartments, however updates are required so as to comply with current regulations.

An entrance at the front of the property provides access to a **communal hall** and a **central staircase** leading to the individual apartments.

Ground floor

Apartment 3 - east elevation (EPC rating D). The entrance hall has external access with door leading to external stone steps. There is a sitting room and dining kitchen, as well as two double bedrooms and a three piece bathroom.

Ground floor and lower ground floor

Apartment 4 - west elevation (EPC rating to be confirmed) this apartment is set over two floors. To the first floor is an entrance hall, sitting room with woodburning stove, dining kitchen, two double bedrooms and a three piece shower room. To the lower ground floor, is occasional double bedroom 3, a three piece bathroom and store.

First floor

Apartment 1 - east elevation (EPC rating C) with entrance hall, inner hall, sitting room, dining kitchen with small pantry, two double bedrooms and a three piece bathroom.

Apartment 2 - west elevation (EPC rating D) off the entrance hall is a cloaks cupboard. There's also a sitting room as well as a dining kitchen, two double bedrooms and a three piece shower room.

Second floor

Apartment 5 - east elevation (EPC rating D) has an entrance hall with small study off, a sitting room, dining kitchen, two double bedrooms and a three piece bathroom.

Apartment 6 - west elevation (EPC rating C) with entrance hall and cloaks cupboard. There is also a sitting room, dining kitchen, two double bedrooms and a three piece bathroom.

Third floor

Apartment 7 - east/west elevation (EPC rating to be confirmed) has a sitting room with two skylight windows and undereaves storage, a dining kitchen, also with a skylight window, two bedrooms (a double and a single) and a shower room.

Outdoor space

Situated to the south of the property is a gravel **parking and turning area** with a central level lawn and a **carport**.

Enjoying the most splendid far-reaching views across Ruskin's View and the River Lune towards the Barbon and Casterton Fells and the Howgill, there are good-sized, split-level **gardens** with lawns, established borders and mature trees.

Services and specifications

- Mains electricity and gas
- Metered mains water with apartment 7 having a meter and apartments 1-6 paying a standing a charge
- Private drainage to a septic tank share with four neighbouring properties (9 Mill Brow, Manor House, River House and The Old Gas House)
- Gas central heating with all seven apartments having individual combi-boilers
- A combination of single and double glazed windows





The finer details

Council Tax

All seven apartments at Mill Brow House are currently banded B for Council Tax purposes. Potential purchasers are advised to verify this information for themselves.

Local and Planning Authority

Westmorland & Furness Council

W: www.westmorlandandfurness.gov.uk

Please note

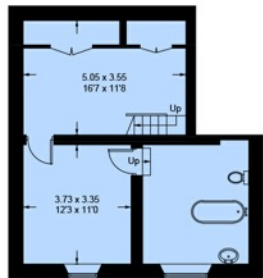
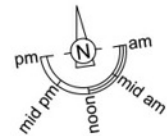
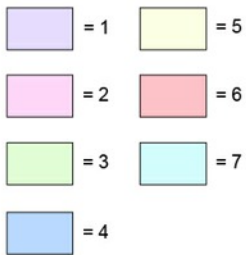
- The property is Grade II Listed - List Entry Number 11145767
- Freehold, with vacant possession on completion
- Mill Brow House will have a right of access across the area shaded green on the sale plan
- The attached property, 9 Mill Brow is not included in the sale
- An overage clause is to be applied to the gardens - terms to be agreed
- The property is within a Conservation Area

Money Laundering

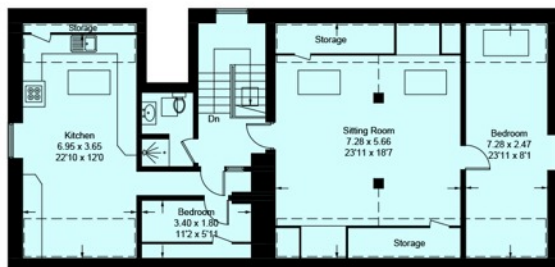
Prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing 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.

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Approximate Gross Internal Area = 680.1 sq m / 7320 sq ft



Lower Ground Floor

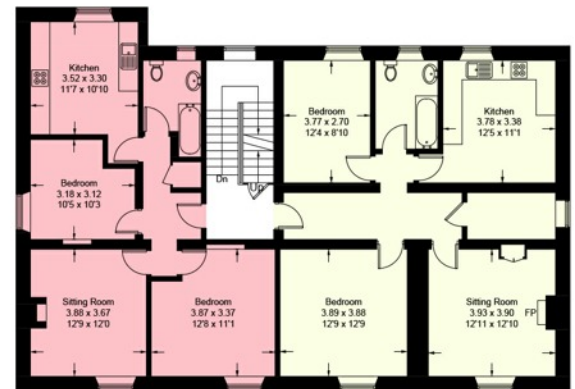


Third Floor

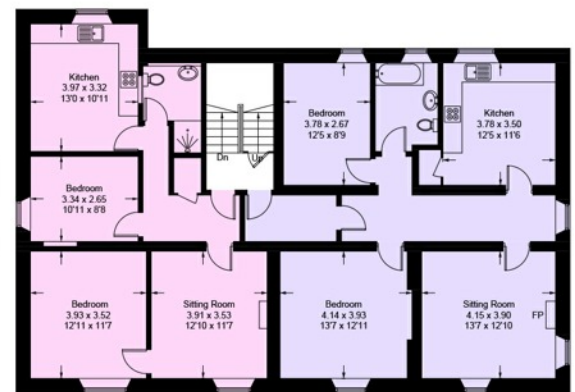
Reduced headroom below 1.5m / 5'0"



Ground Floor



Second Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1244381)