



ESTATE AGENTS

... the key to a successful move



Views reaching 4 Countries

Sea & Mountain Views

Underfloor Heating

See Scafell Pyke

Eco-Lake

View 32 Fells

Room for Helipad

Views of Isle-of-Man

Heat-Recovery System

Corney, Millom, Cumbria, LA19 5TU

**Offers in the
region of
£1,100,000**

*Outstanding Location

*Views of 32 Fells!

*Panoramic Sea Views

*Eco/ Energy Saving Build

*Planning Permission for Annex

*Views reaching England, Wales, Scotland, Isle of Man

w: www.keysestateagents.co.uk

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ACCOMMODATION

DESCRIPTION

Winde Browe is a rare gem, offering an exceptional opportunity to own a truly unique property nestled in the West Cumbria countryside, with unparalleled views of 32 fells. On clear days, you can see England, Wales, Scotland, and the Isle of Man, as well as England's tallest mountain, Scafell Pike.

Originally an 1800s agricultural works cottage, Winde Browe has been architecturally transformed, blending historic granite stonework with modern steel frame and block construction. The property boasts energy-efficient features, including triple glazing throughout, insulated walls, underfloor heating powered by a heat pump with 7 boreholes, a heat recovery system and high level insulation. Additionally, the property has its own water borehole and septic tank.

The ground floor offers mostly open-plan living, with expansive glazing that frames the stunning landscape. The entrance hall leads to a boot room and utility area. The contemporary kitchen, featuring an island and with high spec kitchen fittings blends seamlessly with the original stone walls. It opens onto a spacious dining area in one direction and a charming garden room in the other, which overlooks the eco-lake and offers breathtaking coastal views—perfect for evening sunsets.

Upstairs, a large gallery landing overlooks the kitchen and provides more panoramic views of the mountains. The gym area features a large TV screen. The property offers two magnificent Master bedroom suites: one with views of the coast and the Isle of Man (known as the Crocodile Room due to the island's shape) and the other overlooking the Lake District peaks. In addition, the original part of the house contains two further double-bedrooms and a family bathroom.

There is planning permission for an impressive annex (photos provided). There is also room for a helipad to the south area of the land – where spare hard-core is available. An approach from East – South/West – there are no trees or overhead utility cables.

This outstanding property offers an unmatched combination of historical charm, modern luxury, and breathtaking natural beauty.

GROUND FLOOR

ENTRANCE HALL

OPEN PLAN KITCHEN & FAMILY AREA 46'3" x 24'7" (14.1m x 7.5m)

KITCHEN AREA 25'3" x 20'0" (7.7m x 6.1m)

Double Oven – Both Neff, Standard Oven + Steam Oven, Sink Ceramic – with Food Waste Disposal (Rergae)

(Underneath sink – Water drain point for all house), Bosch Dishwasher – Built In

Centre Isle - Ceramic Sink – with Pro Bal2 Hot Water Tap, Bosch Induction Hob

Bosch American Fridge Freezer – ice maker

Utility Room

AEG Washing Machine
Neff Dishwasher (2nd in house)
Hoover Dryer
All built in
Security Camera Points



DINING ROOM 17'0" x 15'5" (5.2m x 4.7m)



LOUNGE 23'7" x 11'5" (7.2m x 3.5m)



GARDEN ROOM 23'3" x 16'8" (7.1m x 5.1m)

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UTILITY 10'5" x 5'6" (3.2m x 1.7m)



ENSUITE ONE 11'9" x 8'10" (3.6m x 2.7m)



CLOAKROOM 7'2" x 7'2" (2.2m x 2.2m)



MASTER BEDROOM TWO 15'8" x 15'5" (4.8m x 4.7m)



BOOT ROOM 9'10" x 5'10" (3m x 1.8m)

FIRST FLOOR

STAIRS & LANDING

MASTER BEDROOM ONE 15'5" x 15'1" (4.7m x 4.6m)



EN SUITE TWO 11'9" x 8'6" (3.6m x 2.6m)



BEDROOM THREE 12'9" x 11'5" (3.9m x 3.5m)

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BEDROOM FOUR 11'5" x 9'6" (3.5m x 2.9m)



FAMILY BATHROOM 12'5" x 6'10" (3.8m x 2.1m)



GYM/LANDING AREA 19'0" x 7'2" (5.8m x 2.2m)



LAKE

The lake is supplied by water from the roofs and drainage channels on site

Lake Eco System

Green plants create waste – we know as Green Algae – this Algae is a water filter it cleans the water

To keep the system ecologically operational – Four Weeding Eating Carp are in the lake eating the weed to keep the balance.

In the lake are fresh water shrimps – at dusk often a Barn Owl circles the lake area – swallows dip in!



GENERAL INFORMATION

Viewings - Strictly by appointment with the selling agents Keys Estate Agents - call 01782 268422

Services

We believe all are available.

Tenure

Assumed to be freehold.

Offer Procedure

All offers should be made directly to Keys Estate Agents and should be made before contacting the bank, building society or solicitor as any delay may result in a sale being agreed to

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another party and survey/legal fees being unnecessarily incurred.

In compliance with the Estate Agents Order 1991 we are obliged to check into a purchaser's financial situation to qualify an offer and financial arrangements. If you are making a cash offer which is not subject to the sale of a property written confirmation of the availability of funds will be required to qualify your offer.

The agent has not tested any of the equipment, fixtures, fittings or services and so can not verify that they are in working order or fit for their purpose. Legal documents have not been checked by the agents to verify tenure of the property.

Subject to contract. Vacant possession on completion.

Mortgages - If you are seeking a mortgage for a property or require Independent Financial Advice we can provide a free quotation

ANNEX (PLANNING PERMISSION ONLY)

OUTSIDE

Flower meadow

The greater part of the spare land is set in year two for flower meadows.

Space to install: Helicopter Pad

To the south area of the land – where spare hard-core is available

An approach from East – South & West – there are no trees or

Overhead Utility cables

Power Supply for lighting already in place

The Helipad would 65 metres from the house

Tennis Court

There is space in the South East Corner 260 sq metres

ECO/ENERGY SAVING

Heating System –

Underfloor Heating – Ground Source – 7 Bore Holes – fed into a Danfoss Heat Pump.


1.2 Kilometres of pipe on the ground floor – no heating upstairs – (not required)–

Heat Recovery System (Heatrae Sadia) – through ground and bedrooms

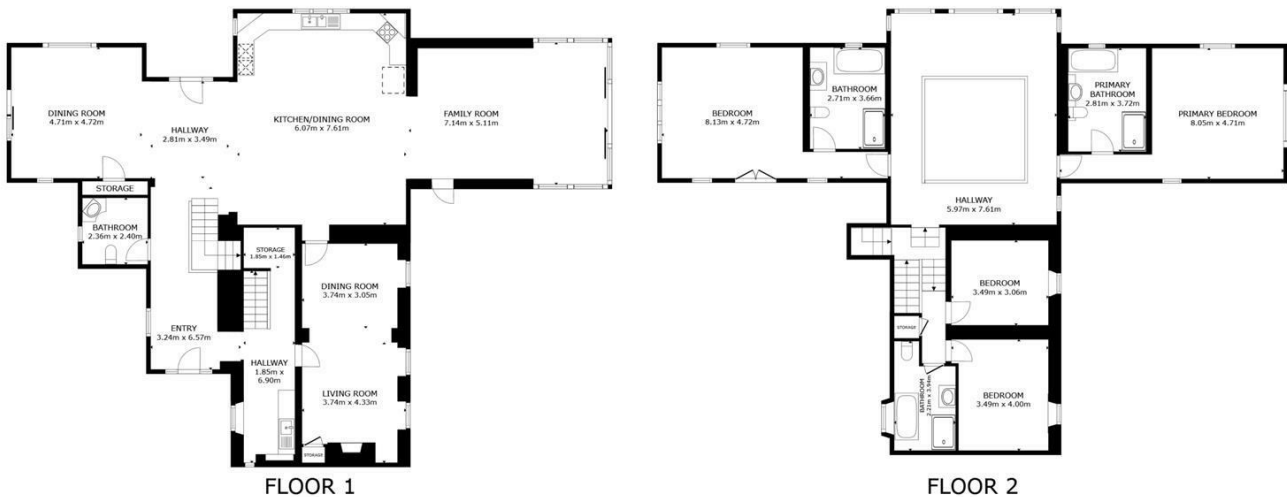
Hot water continuous loop – feeds towel rails

High Level of Insulation, Icynene foam Insulation .. inspected with heat seeking cameras before sealing up.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

FOR ILLUSTRATION PURPOSES ONLY: DO NOT SCALE



GROSS INTERNAL AREA
 FLOOR 1 191.7 m² FLOOR 2 170.0 m²
 TOTAL : 361.7 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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