

Prospect Hill, Waberthwaite

Millom, LA19 5YN



Guide Price £450,000

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DESCRIPTION

Prospect Hill, set in the Lake District National Park, is a unique and spacious cottage boasting a total area of 2142.02 square feet, accommodating two distinct buildings. The cottage, a beautifully designed three-story cottage, offers two to three bedrooms and two bathrooms. The ground floor features a generous hallway, living room complete with a log burner, a well-equipped kitchen with an electric Aga, a laundry room, a dedicated dining area with underfloor heating, and two bedrooms, one with ensuite, and a family bathroom.



The basement level expands the possibilities further with an additional two internal rooms and one external room.



The first floor loft conversion, houses two additional rooms providing ample living space or bedrooms.



Complementing the cottage is a converted garage into a bothy - a single floor structure that offers an open plan kitchen and living area accented by a log burner. The bothy provides an additional room to the main house for versatile use as a study space for home working or as a workshop, with a basic kitchen provision, a shower and toilet cubicle. This unique property provides an abundance of space and potentials, promising an upscale living experience for discerning homeowners.



To the sides and rear of the property, you will find ample parking and secluded garden areas, with well-established decked areas, that take advantage of wonderful views across the River Esk estuary and the Cumbrian Fells, both of which are within walking distance of Prospect Hill. There is a substantial garden summer house, installed in 2023, with electricity supplied. There are also six fruiting apple trees in a kitchen garden. The property also benefits from 20 solar panels located on the front and rear of the property with a total of 7.2 kw storage capacity.



Across the road, a little way down a lane, Prospect Hill includes additional land, with a beck running alongside. This land is described as an orchard, with an abundantly fruiting Bramley apple tree, younger apples and damson trees, extending to 0.10 acres/410 square metres. There is a substantial garden shed on this ground.



View towards the Eskdale Fells



View towards River Esk estuary

METHOD OF SALE

The property is offered for sale by Private Treaty in a single lot. The Vendor reserves the right to amend these particulars, not to accept any offer received or to withdraw the property from sale at any time. A closing date for offers may be fixed, and prospective purchasers are advised to register their interest with the selling Agents following an inspection.

VIEWING

Strictly by arrangement with the Sole Agents:
Mitchells Land Agency, Lakeland Livestock Centre, Cockermouth, Cumbria,
CA13 0QQ.
Tel: 01900 822016. Email: info@mitchellslandagency.co.uk

SERVICES

The property benefits from mains electricity, water and drainage is to a septic tank. The septic tank has not been surveyed and may not comply with new regulations 'General Binding Rules' (effective 1st January 2020) enforced by the Environment Agency, which do not allow septic tank discharge directly into surface water. It is the responsibility of the purchaser to ensure that a compliant system is in place at his/her own cost within 12 months of purchase.

VALUED ADDED TAX (VAT)

VAT will be charged if applicable.

COUNCIL TAX

Tax band E with Cumberland Council

EPC

TBC

DATE OF PREPARATION

March 2024

LOCATION

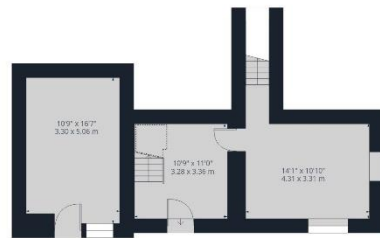
The property is situated on the A595, providing excellent all-year-round access to local amenities, iconic beauty spots and work places.



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Plotted Scale - 1:175,000

FLOOR PLANS



Floor -1 Building 1



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

2150.34 ft²

199.77 m²

Reduced headroom

248.98 ft²

23.13 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Whilst every care has been taken in the preparation of these particulars, all interested parties should note: The description and photographs are for guidance only and are not a complete representation of the property. Photographs were taken March 2024. Plans are not to scale, are for guidance only and do not form part of a contract. Services and appliances referred to have not been tested and cannot be verified as being in working order. No survey of any part of the property has been carried out by the Vendor or the Sole Selling Agent. All measurements have been taken using the following: Ordnance Survey data; the RPA Rural Land Registry maps; *Promap* mapping software; from scaled plans and by tape measure and therefore may be subject to a small margin of error. Only those items referred to in the text of these particulars are included. Nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within subsequent written agreement. These particulars do not form, nor form any part of, any offer of contract. Any contract relating to the sale of the property shall only be capable or being entered into by the Vendor's solicitor. These particulars have been prepared in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 to give a fair overall view of the property, but neither Mitchell's Auction Company Ltd nor the Vendor accepts any responsibility for any error that they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness. Neither Mitchell's Auction Company Ltd nor any of their employees has any authority to make or give any further representation or warranty in relation to the property.