

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

Millses, Dockray, Penrith, CA11 0JY



- **Traditional 4 bedroom Cumbrian farmhouse superbly situated in the Lake District National Park and bordering National Trust land.**
- **Stunning views towards Gowbarrow Fell, Ullswater, Place Fell and High Street.**
- **Set in 10 acres of attractive gardens, a mature broadleaf wood and adjoining field.**
- **Sensitively extended and modernised to retain the full character of the property**

Guide price £1,250,000

Millses is a splendid example of a traditional Cumbrian farmhouse which has been lovingly extended to create a truly wonderful home full of charm and character. Finished to a high specification throughout, the house has extensive wooden flooring, oak plank doors and a bespoke fitted kitchen.

The setting of the property is superb. Riddings Beck runs through the wood and along the edge of the garden before joining Aira Beck, which in turn flows over the spectacular Aira Force waterfalls and into Ullswater.

The accommodation comprises

Ground floor:

Entrance hall, Drawing room, Dining room, Pantry, Sitting room, Kitchen and Breakfast room, Study, Workshop and storage area, Utility room and WC.

Principal bedroom with ensuite bathroom.

First floor:

Bedroom with ensuite shower room.

Two further bedrooms and shower room.

Integral garage.

The property has oil fired central heating, two multi fuel stoves and a four oven AGA

Millses owns the track which leads from near Dockray to the National Trust boundary at Riddings Beck, and over which there is a pedestrian right of way.

Location

From Penrith, head West on the A66 until you reach Troutbeck. Turn left onto the A5091, signposted to Dockray and Ullswater. On reaching Dockray turn left on to a track opposite the Royal Hotel and after a red post box next to Dockray House. Follow this track for approximately a quarter of a mile to Millses.

The "what3words" location is [prettiest.huddle.magazine](https://www.what3words.com/whatt3w0rdz/339681n0521654) and the Ordnance Survey coordinates are East 339681 North 521654.

Amenities

Dockray is ideally positioned for access to the Lakeland fells and Ullswater. The Royal Hotel is a popular pub, and there is an active community centred on the Matteredale Community Association. Other facilities can be found in Glenridding (4 miles) and Greystoke (7 miles).

All main facilities are in Penrith, approximately 13 miles, a popular market town, having excellent transport links through the M6, A66, A6 and the main West coast railway line. There is a population of around 17,000 people and facilities include: infant, junior and secondary schools. There are 5 supermarkets and a good range of locally owned and national high street shops. Leisure facilities include: a leisure centre with; swimming pool, climbing wall, indoor bowling, badminton courts and a fitness centre as well as; golf, rugby and cricket clubs. There is also a 3 screen cinema and Penrith Playhouse. Penrith is known as the Gateway to the North Lakes and is conveniently situated for Ullswater and access to the fells, benefiting from the superb outdoor recreation opportunities.

Services

Mains water and electricity are connected to the property. Heating is via an oil fired condensing boiler and drainage is to a private system. Fast fibre broadband is available.

Tenure

The property is freehold and the council tax is band G

Viewing

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Entrance

Through a wooden part double glazed door to the;

Hallway

With a slate floor and exposed beams to the ceiling. There is an open doorway to the dining room and to the;



Drawing Room

Two windows face to the front with views across the garden to the fells beyond. The floor is solid wood and a cast iron multi fuel stove is set in a stone surround with slate hearth.



Dining Room

Having a solid wooden floor, exposed beam to the ceiling, a feature fireplace with slate hearth and a recessed spice cupboard with butterfly hinges to one side. Windows face to the rear with an open outlook across the garden to the woodland beyond. There is an open doorway to an inner lobby and doors to the kitchen breakfast room and;



Walk in Pantry

The floor is slate and there is a wall mounted MCB consumer unit.

Inner Lobby

With a solid wood floor and stairs to the first floor. A recess to the side of the stairs houses the hot water tank. A door leads to the;

Sitting Room

A cast iron multi stove is set in a stone surround with slate mantel and hearth. Sash windows face to two sides with views across the garden to the countryside and the fells beyond. The floor is solid wood and there is a TV point and built in book shelves with cupboards below.



Kitchen Breakfast Room

The kitchen is fitted with a range of Middleton solid wood units with a white work surface incorporating a stainless steel double drainer sink with mixer tap and tiled splashback. There is a portion of granite work surface incorporating a two ring ceramic hob and there is an integrated larder fridge and dishwasher. To one side is an oil fired four oven AGA. The floor is tiled and a window faces to the front with views across the surrounding countryside. An open doorway leads to the rear hall and steps lead down to the;



Dining Area

With a tiled floor and a window to the front. Concealed wooden doors provide access to the rear of the units in the kitchen. There is an open doorway to the study and a door to;



Bedroom One

Having built in wardrobes providing hanging and shelf space and a window to the front overlooking the garden to the fells beyond. A door leads to the;



En-Suite Bathroom

Fitted with a white three piece suite having a panelled bath with mixer shower taps and tiles around. A window faces to the front overlooking the garden to the Ullswater fells.



Study

Having a built in desk with cupboards, a telephone point and a window to the rear. A door leads to the;



Workshop/Store

Having windows to the rear, an exposed beam to the ceiling and a door to the;

Utility Room

With plumbing for a washing machine. A door leads outside and a door opens to the;

WC

Fitted with a toilet and wash basin. A window to the faces to the side overlooking Gowbarrow fell.

Rear Hall/Porch

Off the kitchen and housing the oil fired condensing boiler providing the hot water and central heating. A window faces to the rear and there is recessed coat and shoe storage to one side and a part glazed wooden door leading out to the garden. The floor is tiled.

First Floor - Landing

With solid wood floor, beams to the ceiling and a window to the side. Doors lead off.

Bedroom Two

Having a sash window to the front with views across the garden to the surrounding countryside and the Lakeland Fells beyond. The floor is solid wood and a door leads to the;



En-Suite Shower Room

Fitted with a white toilet, a wash basin with a mirror and light above and a large shower enclosure tiled to two sides with a mains fed shower. The walls are part tiled and the floor is solid wood. There is a window to the side.



Bedroom Three

Windows with timber lintels above face to the front and rear, both with views across the garden to the surrounding countryside. The floor is solid wood and there are some exposed beams and lintels to the ceiling and wall.



Bedroom Four

Having a window to the rear with views to the surrounding countryside and solid wood flooring. There are some exposed beams and timbers to the ceiling and wall.



Shower Room

Fitted with a white toilet and wash hand basin with mirror and light above. There is a shower enclosure tiled to two sides and a mains fed shower, solid wood flooring and the walls are part tiled.

Outside

A wooden gate with outside light opens to a gravel driveway with off road parking and the garage.

Garage

With an automatic up and over door, light and power. A door to the rear leads out to the garden.



To the side of the drive is a gravel seating area with a mature shrub bed to one side. A flagged path leads to the front door. To the front of the property is a lawn interspersed with shrubs, flower beds and mature trees.



To one side of the house is a further garden area to grass with mature trees and Ridding Beck to the bottom edge.



To the side of the garage a gravel path leads to a side garden to grass with fruit bushes and beds.

Beyond the fruit garden is an orchard area with apple trees.



To the rear of the house is a further garden with a gravel path and seating area by the house.



Beyond the gardens, separated by a stone wall and fence is a woodland area, planted in the 1990s with a range of native British broadleaf trees and extending to approximately 4.5 acres.

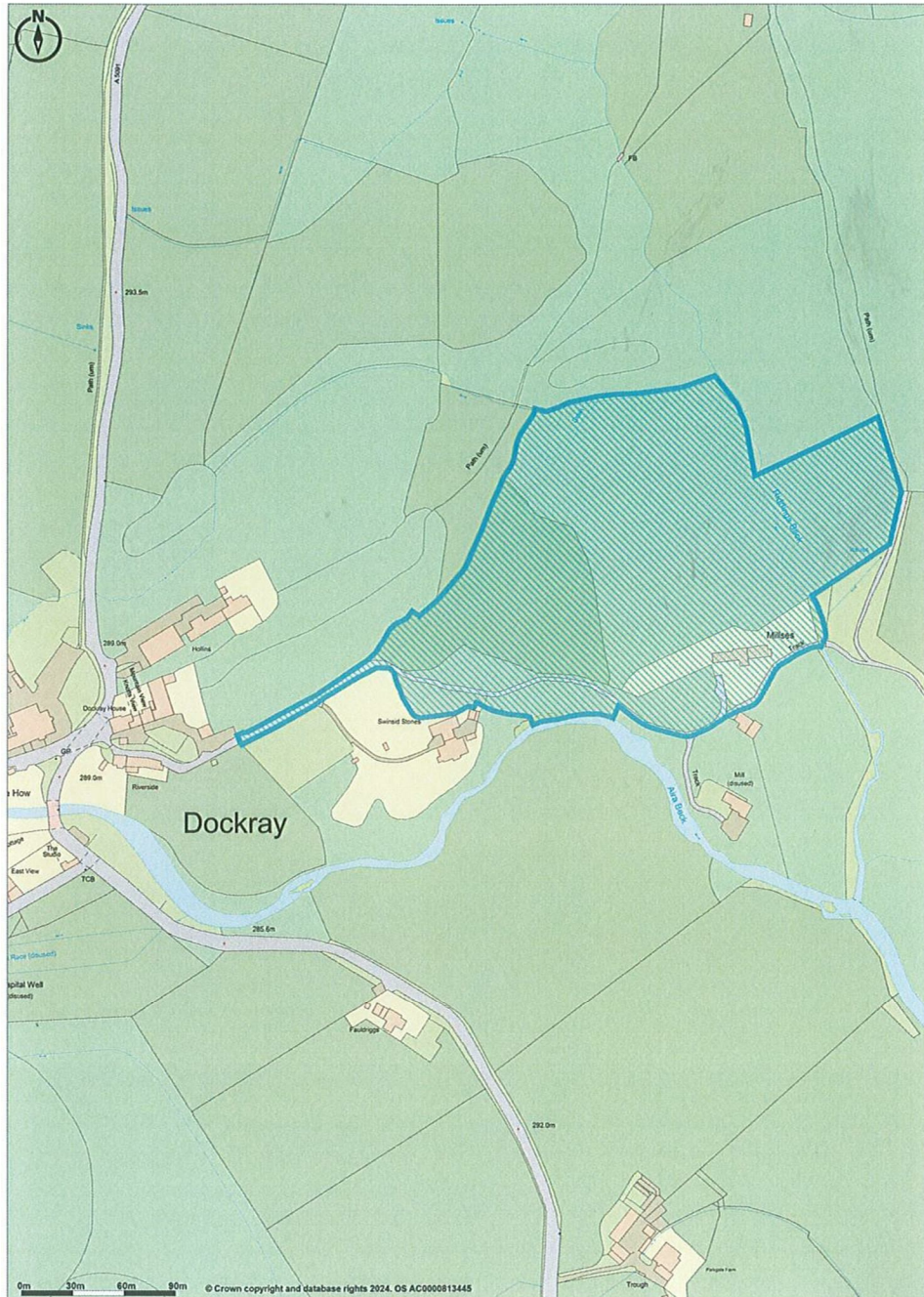
The gardens enjoy a fabulous open aspect with views to the surrounding countryside, Gowbarrow and Place Fell beyond



There is also a field, approximately 2 acres, which is currently let out to a local farmer for grazing sheep but which could easily be used as a pony paddock.



This map is for identification purposes only and does not form part of the contract of sale.



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LANDMARK INFORMATION Plotted Scale - 1:4000. Paper Size – A4

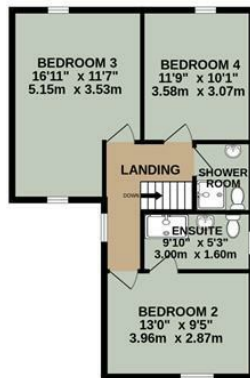


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GROUND FLOOR
1640 sq.ft. (152.4 sq.m.) approx.

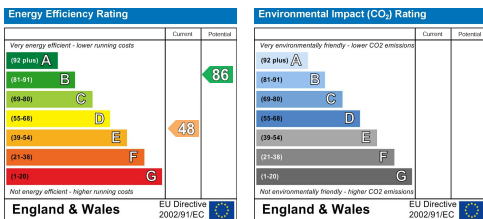


1ST FLOOR
568 sq.ft. (52.8 sq.m.) approx.



TOTAL FLOOR AREA : 2208 sq.ft. (205.1 sq.m.) approx.

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