

**WILKES  
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Residential  
Estate Agents  
Letting Agents

## **Wayside Cottage, Milburn, CA10 1TW**



- **Gorgeous Refurbished Traditional Cottage**
- **Beautiful Conservation Village Location**
- **Living Room with Multi Fuel Stove, Kitchen + Cloakroom/Laundry**
- **2 Bedrooms + First Floor Bathroom with Roll Top Bath**
- **Forecourt Garden + Off Road Parking Space with EV Charging Point**
- **Rear Cottage Garden with Summer House and a South Westerly Aspect**
- **Oil Central Heating via a Condensing Boiler + Fully Double Glazed**
- **Tenure - Freehold. EPC - E**
- **Wayside is Currently Registered for Business Rates**
- **Video Viewing Available - <https://media.guildproperty.co.uk/764513>**

**Asking price £260,000**

In the disarmingly lovely conservation village of Milburn, Wayside is a quintessential English cottage that could be straight out of Country Living and having been refurbished to a high standard throughout, this gorgeous home is ready to move into. The accommodation comprises, Entrance Hall, Living Room with a Multi Fuel Stove, Kitchen, Cloakroom/Laundry Room, 2 Bedrooms and a First Floor Bathroom with a Claw Foot Bath. There is a small Forecourt Garden, a gated Off Road Parking Space and steps up to a pretty Cottage Garden with Summerhouse which enjoys an open view and a South Westerly Aspect. The property also benefits from being Double Glazed and having Oil Central Heating via an Condensing Boiler.

### **Location**

From Penrith, head East on the A66 and after nearly 5 miles, turn off the A66, signposted to Culgaith and Temple Sowerby, turn right at the T-junction and follow the road for about 0.5 mile. Turn left, signposted to Culgaith and after 200 yards turn right, signposted to Newbiggin. Drive through Newbiggin and continue on the same road for approximately 2 miles and turn right, signposted to Milburn. Drive into the village and keep to the right, Wayside is on the right hand side.

### **Amenities Appleby**

Milburn is a peaceful and attractive conservation village set at the foot of the Pennines and has easy access to the surrounding fells as well as the Lake District National and Westmorland Dales National Parks. In the village of Milburn there is an infant/primary school and in the village of Kirkby Thore, approximately 3 miles, there is an infant and primary school, a church, a village shop and sub post office and a public house.

Close by is the town of Appleby, which is an attractive market town in the upper Eden Valley with a population of approximately 3,000 people and is of historical interest. The town has a range of shops, a Primary and a Secondary School. Leisure facilities include a Swimming Pool, an 18-hole golf course and bowling green.

All main facilities are in Penrith, 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, drainage and electricity are connected to the property. Heating is by fuel oil.

### **Tenure**

The property is freehold. The vendors inform us that property is currently registered for business rates and we understand is nil payable under the small business relief.

### **Referral Fee**

WGH work with the following provider for arrangement of mortgage & other products/insurances, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them WGH will receive a referral fee :

The Right Advice (Bulman Pollard) Carlisle

Average referral fee earned in 2024 was £253.00

### **Viewing**

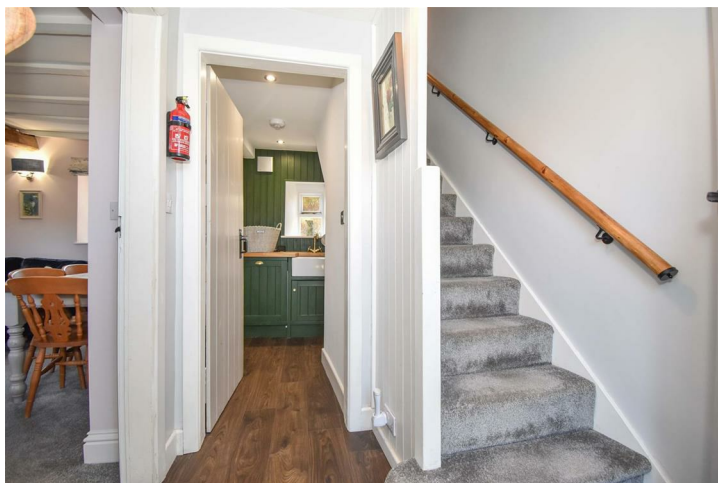
STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

### **Entrance**

Through a painted wood panel door to the;

## Hall

With a single radiator and stairs to the first floor. Painted wooden plank doors lead to the cloakroom/laundry and



## Living Room 13'8x14'6

Having two multi panel, double glazed windows to the front with an open aspect across the village green and two multi panel, double glazed windows looking onto the garden to the rear. A multi fuel stove is set in an inglenook with a stone hearth and rustic timber mantle. There is an exposed beam and painted rafters to the ceiling, three wall light points and a double radiator. A painted wooden plank door leads to the





### Breakfast Kitchen 12'4 x 8'5 (3.76m x 2.57m)

Being open to the apex with exposed roof timbers, recessed downlights and fitted with bespoke painted wood units with a solid oak worksurface incorporating a Belfast sink with mixer taps. There is a range cooker with cooker hood above, and integral dishwasher, and space for fridge and there is a double radiator. Multi pane, double glazed windows face to two sides and a composite door leads outside.



### Utility Room/Cloakroom

Fitted with bespoke, painted wood units with an oak surface incorporating a Belfast sink with mixer taps. The units house the "Warmflow" oil fired condensing boiler, providing the hot water and central heating and an integral washer dryer. There is a toilet, chrome heated towel rail, an extractor fan, recessed downlights and a double glazed window to the rear.



### First Floor - Landing

Having a multi pane double glazed window to the rear with views over the garden to the pasture land and Lakeland Fells beyond. There are two single radiators and painted plank doors off.



### **Bedroom One 10'6 x 9'7 (3.20m x 2.92m)**

Having two multi pane double glazed windows to the front with views across the village. There is a single radiator, a ceiling trap giving access to the roof space and two recessed cupboards over the stairwell providing hanging and shelf space.



### **Bedroom Two 7'7 x 8'5 (2.31m x 2.57m)**

Having a multi pane double glazed window to the front with views to the village and there is a single radiator.



### **Bathroom 5'10 x 5'1 (1.78m x 1.55m)**

Fitted with a white sink, toilet and a claw foot bath with central mounted mixer shower taps. The walls are part painted wood panelled and there is a chrome heated towel rail, recessed downlights and an extractor fan.





## Outside

The property is approached through a metal gate to the forecourt, planted with shrubs and having a path the front door with outside light.

To the side of the cottage are double metal gates giving access to a parking/seating area by the kitchen.

There is an EV charging point and space for a garden shed.



## Rear Garden

To the rear of the cottage are sandstone steps leading to a raised cottage garden with sandstone flagged seating area, mature shrub beds and a;

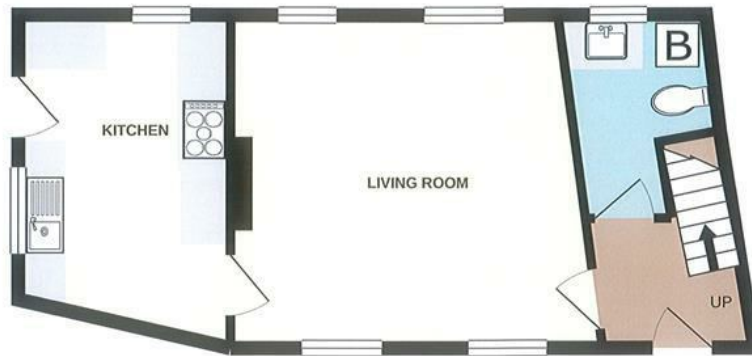


## Summer House

With part glazed double doors and windows to two sides to take full advantage of the lovely views to the countryside beyond and the distant Lakeland Fells.



395 sq.ft. (36.7 sq.m.) approx.

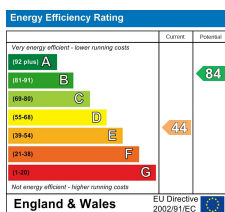


1ST FLOOR  
290 sq.ft. (27.0 sq.m.) approx.



TOTAL FLOOR AREA: 685 sq.ft. (63.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Email - [welcome@wilkesgreenhill.co.uk](mailto:welcome@wilkesgreenhill.co.uk)  
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9 + 10 Angel Lane  
Penrith  
Cumbria  
CA11 7BP

T: 01768 867999  
F: 01768 895033  
[info@wilkesgreenhill.co.uk](mailto:info@wilkesgreenhill.co.uk)  
[www.wilkesgreenhill.co.uk](http://www.wilkesgreenhill.co.uk)

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Registered Office: 9 + 10 Angel Lane, Penrith

