

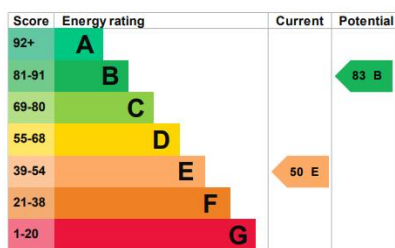
**GENERAL INFORMATION**

TENURE: Freehold

COUNCIL TAX BANDING: F

LOCAL AUTHORITY: Copeland Borough Council

SERVICES: Mains services include electric and water. Heating is by way of oil and the property has a septic tank.



**Estate Agency Act 1979**

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of JH Homes has the authority to make any representation or warranty in relation to the property. All electrical appliances mentioned, power points or heating systems have not been tested by this office and therefore cannot be guaranteed to be in working order. All measurements are approximate in these details.



**JH Homes** **£695,000**



4 (Sofa icon) 5 (Bed icon) 2 (Bath icon) GARAGE & PARKING (Car icon)

**The Ridding, The Hill,  
 Millom, LA18 5HE**  
 For more information call **01229 445004**  
 2 New Market Street  
 Ulverston  
 Cumbria  
 LA12 7LN  
 www.jhhomes.net or contact@jhhomes.net



This fabulous period property is beautifully positioned in The Hill, a small village between Broughton-in-Furness and Millom. The house is set upon an ample sized plot with attractive mature gardens and ample off-road parking. Within the last three years, it has been thoroughly improved and modernized by the current owners. It offers over 3000 square feet of comfortable and well presented accommodation, including five bedrooms, four reception rooms and a recently extended kitchen. Views across the Duddon estuary show off the beautiful and peaceful location just outside the Lake District National Park. This property is suited to a range of buyers-early viewing is recommended in order to appreciate this quality home in an excellent location.

#### DIRECTIONS

On entering the Hill from The Green along the A5093 take a left hand turn approximately 100 yds after The Village Hall. Follow the road round the sweeping bends dropping down the hill. Just as the road starts to level there is a sharp turning on the right onto a gravel lane, continue along this with properties on the left where the property can be found by accessing the first driveway on the right.

The property can also be found from the following what3word location:

<https://w3w.co/think.waggled.gazes>







JH  
Homes



JH  
Homes



JH  
Homes



JH  
Homes



Accessed through a fully glazed multi pane wooden door opening into:

#### RECEPTION ROOM

13' 7" x 27' 1" (4.14m x 8.25m)

Sizeable, traditional sash windows to either side of the front door, each with shutters, offering a pleasant aspect over the front garden, and with glimpses of the Estuary. Fireplace to one end, coving to ceiling, recessed display, two radiators, and wooden alcove cupboard with service hatch to kitchen, and drinks cabinet below. Multi pane glazed door to hall.

#### HALL

3' 3" x 16' 0" (0.99m x 4.88m)

Radiator, dado rail, and stairs to first floor, with traditional newel post, handrail, and spindles. Doors to utility room, lounge, dining room, and stairs to cellar.

#### UTILITY ROOM

8' 6" x 5' 8" (2.59m x 1.73m)

Double radiator, modern double glazed sash window to rear looking towards the rear garden, wash basin inset to vanity unit with storage cupboards below and mirror unit above.

#### CLOAKROOM/WC

5' 2" x 3' 2" (1.57m x 0.97m)

WC with half tiling and modern double glazed window.

#### DINING ROOM

12' 1" x 10' 9" (3.68m x 3.28m)

Slate tiled floor with under floor heating, feature red brick fireplace, alcove cupboard with shelving, built-in wall cupboard with drawers, upper storage cupboards and plate rack around the perimeter of the room. Modern uPVC double glazed sash window to rear and wooden traditional door opening directly to the garden.

#### KITCHEN

24' 7" x 11' 11" (7.49m x 3.63m)

Fitted in 2022, and with a modern range of classic style kitchen base, wall, and drawer units with white quartz work surface over incorporating central island and Belfast style ceramic sink with mixer tap and waste disposal. Integrated appliances include Samsung fridge and freezer recessed to either side of a cupboard unit, Rangemaster Encore Deluxe cooker with five ring induction cooktop, twin ovens, and matching extractor hood above, fitted microwave, and built-in dishwasher. Slate tile flooring with under floor heating, inset lights to ceiling, five additional light fittings, undercabinet lighting, double glazed sash windows to front and rear, and traditional wooden door with central single glazed pane to side.



#### LOUNGE

26' 0" x 13' 10" (7.92m x 4.22m)

Situated to the far end of the property with fabulous central fireplace housing multi fuel stove with slate flagged hearth and painted fire surround. Reproduction style double glazed windows to front, side and rear, built in display area with lower storage cupboards and radiator, traditional panelling to one wall and triple aspect double glazed windows.

#### FAMILY ROOM

30' 4" x 12' 5" (9.25m x 3.78m)

Double glazed windows to front and rear, two modern electric panel heaters, inset lights to ceiling and 120V capacity transformer and wall sockets. Door to the yard and garden.

#### CELLAR

26' 0" x 9' 9" (7.92m x 2.97m)

Accessed by way of a set of slate steps with circuit breaker control point and electric metres at a half landing opening into a room with electric and light.

#### CELLAR

13' 7" x 5' 11" (4.14m x 1.8m)

Secondary cellar room.

#### FIRST FLOOR LANDING

Staircase with Georgian style newel post, handrail and spindles, with double-glazed Westmorland style window looking towards the rear garden at the half landing. The main landing offers access to all bedrooms, shower room, WC, and family bathroom. Loft access, built-in storage cupboard with hanging rail and shelf, further airing cupboard with shelving and beautiful traditional arched window with a lovely outlook over the side garden.

#### BATHROOM

7' 10" x 11' 11" (2.39m x 3.63m)

Fitted with a four piece suite in white, comprising roll-top style bath with tile surround and central mixer tap, walk-in glazed shower cubicle with thermostatic shower, twin hand basin unit with mixer taps, glass shelf, and mirror above, with electric shaver light point, and WC with push button flush. Complementary splashback tiling, chrome ladder-style towel radiator, useful storage cupboard, and double glazed window to the rear overlooking the garden.

#### BEDROOM

11' 9" x 8' 2" (3.58m x 2.49m)

Further double room currently used as a home office with stripped wood flooring, reproduction double glazed sash window to front, and radiator.

#### BEDROOM

7' 10" x 10' 9" (2.39m x 3.28m)

Double room currently used as a general storage room, with hand basin inset to vanity unit with mixer tap. Double glazed window to rear overlooking the garden and stripped wood floor.

#### BEDROOM

13' 2" x 17' 7" (4.01m x 5.36m)

Spacious double room situated at the front of the property, with two traditional wooden Georgian windows with period shutters and window seats offering a fabulous aspect beyond the garden and, over the surrounding countryside to the Duddon estuary beyond. Two traditional style radiators, two alcove storage cupboards, and central ceiling light point.

#### BEDROOM

13' 2" x 9' 1" (4.01m x 2.77m)

Modern double glazed window to front again offering an open view beyond the garden, over the surrounding countryside and estuary beyond. Traditional style radiator and coving to ceiling.

#### MASTER BEDROOM

26' 0" x 13' 10" (7.92m x 4.22m)

Spacious double room with separate dressing area. Two double glazed sash windows to front, offering beautiful views of the Duddon Estuary, and further matching window to rear. Coving to ceiling, central ceiling light points, plus wall sconces, and spotlighting, radiators, and arch to dressing area with a range of built in bedroom furniture to one wall.

#### WC

WC with push button flush, radiator and modern double glazed window.

#### SHOWER ROOM

8' 3" x 6' 4" (2.51m x 1.93m) widest points

Fitted with a modern suite comprising of glazed shower cubicle with electric shower and twin wash hand basins inset to vanity unit with granite style surround, storage cupboard below, and fixed mirror. Combination towel radiator, tiling to splash-backs, Karndean flooring, and modern double glazed window to rear.

#### EXTERIOR

Set on a generous plot, with driveway offering ample parking, and with substantial gardens to the front, side, and rear. The gardens are well-presented and extremely well-stocked with a variety of shrubs, trees, and bushes, with garden shed and greenhouse. Mature wisteria and magnolia to the front of the house, with the side garden offering sunny aspects and privacy, with terracing and various seating areas including summer house. Immediately to the rear of the property is a pleasant seating/BBQ area and useful store, beyond which is a courtyard garden area with path leading back round to the front.