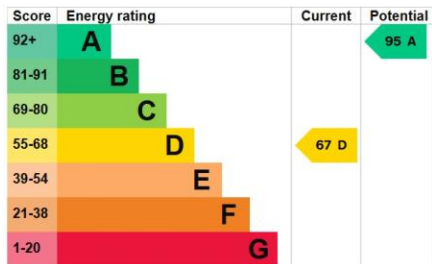


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Estate Agency Act 1979
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£550,000



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PARKING

Bridge End House, The Green, Millom, LA18 5HZ

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Fabulous traditional period property that has been lovingly restored and cared for by the present owners over many years. Offering a most comfortable well appointed and stylish home with a perfect combination of traditional features and modern elements including solar panels and battery storage. Charming and homely accommodation complete with oil fired central heating system, log burning stoves, modern kitchen and bathroom fittings alongside stylish presentation. Off road parking and the compliment of an extensive garden area to the rear which we are advised is approximately three quarters of an acre and has been reclaimed from a former paddock to offer fabulous garden space with natural areas, vegetable planting areas, poly tunnels and useful purpose-built garden stores and workshops. The location "The Green" offers a pleasing and popular hamlet between Broughton-in-Furness and Millom and an excellent location for country living as well as exploring the Southern & Western Lake District National Park.



DIRECTIONS

Proceed along the A595 from Duddon Bridge, after a few miles take the turning on the left toward Millom and The Green the A5093. After the traffic lights turn left, proceed over the bridge bearing right towards Green Road Station after about 3/4 of a mile the property can be found on the left hand side.

The property can be found by using the following "What Three Words"

<https://w3w.co/decorate.drives.punctuate>

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: E

LOCAL AUTHORITY: Cumberland Council

SERVICES: Mains services include electric and water. Heating is by way of oil and the property has a private drainage system - sewage treatment plant.





Accessed through a traditional open fronted pitch roof porch with sandstone gate stoops to either side, offering shelter to the fabulous solid oak front door opening into the entrance hallway.

HALL
Slate tiled floor, radiator and stairs to first floor.

DINING HALL
14' 6" x 12' 3" (4.42m x 3.73m)
Heavily beamed and timbered ceiling, lovely central, feature fireplace with slate fire surround and hearth housing multi fuel stove. UPVC double glazed window to front, slate tiled floor, modern panel radiator and open access to the inner hall.

INNER HALL
Slate flagged floor and solid oak door with latch handle into:

LOUNGE
14' 0" x 12' 7" (4.27m x 3.84m)
Wooden parquet floor in a herringbone pattern, fireplace with a slate fire surround and housing a multi fuel stove. UPVC double glazed window to front and modern panel radiator.

KITCHEN/BREAKFAST ROOM
17' 8" x 10' 10" (5.38m x 3.3m)
Fitted with a comprehensive range of base, wall and drawer units with solid woodblock worksurface over incorporating one and a half bowl sink and drainer with mixer tap. Integrated induction hob with modern cooker hood over, built in dishwasher and Rayburn with hot plates & ovens for cooking and provides the central heating and hot water controlled by a "Hive" system. Breakfast bar area, bench seating, slate tiled floor, uPVC double glazed window to front and second PVC double glazed window to rear. Space for freestanding fridge freezer and open access with step to the rear hall.

REAR HALL
3' 10" x 7' 10" (1.17m x 2.39m)
Floor to ceiling double glazed window and solid oak internal doors leading to a shelved pantry incorporating the plant area with the battery storage for the solar panels etc, WC and access to useful storage cupboards. Slate tiled floor, electric heater, stepped access up to the study, open access to the staircase leading to the garden room and solid oak door with latch handle to utility and secondary kitchen area. Traditional solid oak door with double glazed window to the side opening to the yard, with fitted coat hooks to wall, electric heater and further solid oak door with latch handle to the ground floor shower room.



SHOWER ROOM
8' 1" x 6' 9" (2.46m x 2.06m)
Modern three piece suite comprising of WC with concealed cistern set into a vanity unit with high gloss surfacing and washstand with mixed tap and glazed shower cubicle with shower and extractor fan to ceiling. Tall chrome ladder style electric towel radiator and slate tiled floor.

STUDY
Slate tiled floor, built-in workbench/station, electric heating, shelving to wall and lantern skylight providing a good degree of natural light.

UTILITY ROOM
10' 2" x 13' 6" (3.1m x 4.11m)
Fitted with a range of base units with solid woodblock worksurface over incorporating Belfast style ceramic sink with mixer tap and integrated gas hob with cooker hood over from a bottled supply. Space and plumbing for washing machine, recess for additional fridge or freezer, side access point to a useful additional storage area and lantern skylight.

GARDEN ROOM
12' 8" x 15' 1" (3.86m x 4.6m)
Set of PVC double glazed French doors opening to a sandstone pave patio area with long windows to either side. Woodgrain laminate style flooring, numerous power sockets, inset lights to ceiling and fitted blinds to windows.

FIRST FLOOR LANDING
Pine shelf and high-level double glazed window above, with the short flight of steps to the main landing area with two further double glazed windows and access to bedrooms and bathroom.

BEDROOM
12' 8" x 10' 5" (3.86m x 3.18m)
Double room with vaulted ceiling, exposed truss beams and timbers and uPVC double glazed window to front with deeper sill and feature wooden lintel, with additional natural light from a Velux roof light. Radiator, wall light points, solid oak door to a walk-in wardrobe area and further solid oak door, both with latch handles to ensuite shower room.

ENSUITE
5' 1" x 5' 9" (1.55m x 1.75m)
Fitted with a modern stylish three piece suite comprising of quadrant shower cubicle with thermostatic shower having flexi-track spray and fix rain head shower, pedestal wash hand basin with mixer tap with illuminated mirror above and WC with pushbutton flush. Woodgrain laminate flooring and chrome electric towel radiator.

BEDROOM
14' 0" x 11' 3" (4.27m x 3.43m)
Double room with vaulted ceiling, exposed feature beams, radiator, Velux double glazed roof light and low level uPVC double glazed window with deeper sill.

BEDROOM
11' 3" x 11' 10" (3.43m x 3.61m)
Currently used as a dressing room with uPVC double glazed window to front, exposed beam, radiator and to the corner room double doors to a built-in cupboard housing the hot water storage tank.

BATHROOM
9' 9" x 7' 2" (2.97m x 2.18m)
Fitted with a modern four piece suite comprising twin end roll top freestanding bath with floor mounted mixer tap with shower attachment, WC with pushbutton flush, glazed shower cubicle with thermostatic shower and fixed showerhead and wash hand basin set to vanity unit with mixer tap and glass shelf and mirror above. UPVC double glazed window, exposed timber feature and tile effect flooring.

EXTERIOR
To the front of the property is an open forecourt area. To the left-hand side of the property when facing is a double parking bay offering as well as gated access to the rear yard area. The private drainage system is located under the parking area. The yard area offers an excellent endosed space with connecting door to the rear hall. Log store and stepped access leading up to the garden. The side garden above the parking area houses the oil storage tank. To the rear of the property is a substantial sandstone flagged patio area offering an excellent area for outdoor entertaining with a built-in barbecue, mature borders and beyond here a fabulous Copper Beech Tree and Silver Birch. A flag path leads to the superb garden and garden stores/workshops with power and light.
The gardens themselves are extensive and have been reclaimed over the years from a former paddock. They are well planted and presented offering a most attractive natural garden with extensive areas of grass, orchard and vegetable areas including beech hedge enclosed compound with raised beds and poly tunnels with electric and water. There is a decked seating area to the centre of the main formal garden area created around a pond which is naturally planted and offers a lovely peaceful seating area. The garden to the top end forms a natural garden area which has gated access onto a track which we are advised has agricultural access rights across it to access the land if required. We are advised that the extensive garden extends in the region of three quarters of an acre and could be re-utilised as a pony paddock etc depending on any buyer's needs. Perfect for the keen horticulturalist and has from various points fabulous far-reaching views over the picturesque surrounding countryside and glimpses of Coniston Old Man and the Duddon Estuary.