

Rockrose Mill Side, Witherslack

£685,000

Your Local Estate Agents ThomsonHaytonWinkley



Rockrose Mill Side

Witherslack, Grange-Over-Sands

Set in a rural position at Mill Side, Witherslack, Rockrose is a beautifully presented four bedroom home combining contemporary interiors with a distinctive character and attractive countryside surroundings. The property enjoys a lovely balance of rural living and accessibility, situated just moments from the dual carriageway for straightforward journeys towards Grange-over-Sands, Ulverston, Kendal and Junction 36 of the M6.

The ground floor centres around an impressive open-plan living, dining and kitchen area, creating a spacious and sociable setting for everyday life and entertaining. A distinctive wood-burning fireplace provides a striking focal point, while French doors open directly onto the garden. The modern fitted kitchen benefits from plenty of windows and pleasant views over the garden. A separate reception room offers further flexibility. A ground-floor WC and separate laundry room, with the laundry room leading through to a further room with outside access.

Upstairs, a spacious landing leads to four well proportioned double bedrooms, one of which benefits from an en suite shower room. Another bedroom enjoys dual-aspect windows, bringing in natural light from two directions, while a further bedroom features fitted wardrobes. The accommodation is completed by a modern family bathroom, featuring a separate bathtub and a walk-in shower.

Outside, the garden offers a pleasant combination of patio and lawn, with a greenhouse providing an added feature for those who enjoy gardening. The driveway provides parking for approximately four to five vehicles, while a separate garage at the entrance to the drive offers useful additional storage.

- Beautifully presented four bedroom property in a rural setting at Mill Side, Witherslack
- Modern fitted kitchen with plenty of natural light and views over the garden
- Spacious open plan kitchen, living and dining area with a distinctive wood burning fireplace
- Separate reception room offering flexibility as a second lounge, dining room or home office
- Four double bedrooms, including one with fitted wardrobes and one with an en suite shower room
- Modern family bathroom with a separate bathtub and walk-in shower featuring both standard and rainfall shower heads
- Patio doors opening directly onto the outdoor space, which features a patio seating area, lawn and greenhouse.
- Large driveway providing parking for approximately four to five vehicles
- Separate garage providing useful storage
- Excellent access to the dual carriageway for Grange-over-Sands, Ulverston, Kendal and Junction 36 of the M6

WHAT3WORDS:///holly.increment.eats
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B









ENTRY
7′ 9″ x 6′ 0″ (2.37m x 1.84m)

KITCHEN / LIVING AREA
36′ 3″ x 19′ 1″ (11.04m x 5.81m)

RECEPTION ROOM
9′ 11″ x 9′ 7″ (3.01m x 2.91m)

LAUNDRY ROOM
8′ 0″ x 6′ 0″ (2.45m x 1.83m)

WC
6′ 1″ x 3′ 4″ (1.85m x 1.01m)

STORAGE ROOM
20′ 4″ x 7′ 8″ (6.21m x 2.34m)

LANDING
13′ 5″ x 9′ 1″ (4.09m x 2.78m)

BEDROOM
11′ 4″ x 10′ 7″ (3.46m x 3.23m)

EN SUITE
9′ 5″ x 6′ 9″ (2.86m x 2.06m)

BEDROOM
12′ 9″ x 12′ 2″ (3.89m x 3.71m)

BEDROOM
12′ 2″ x 12′ 0″ (3.70m x 3.65m)

BEDROOM
13′ 5″ x 12′ 1″ (4.08m x 3.68m)

BATHROOM
8′ 9″ x 8′ 3″ (2.66m x 2.52m)

GARAGE

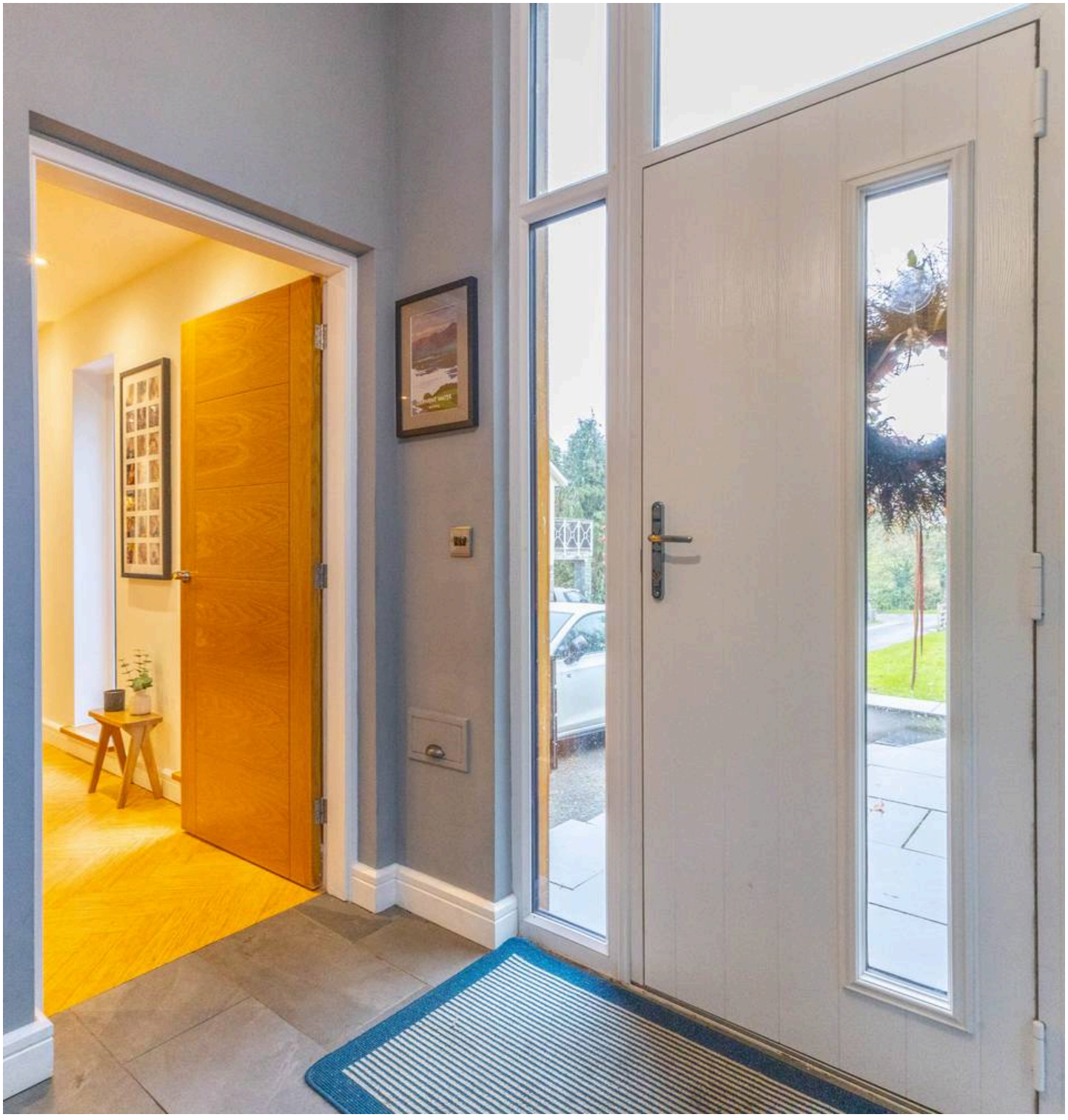
SERVICES
Mains electric, mains water, mains drainage

EPC RATING B

COUNCIL TAX BAND currently Band F

TENRUE: FREEHOLD

IDENTIFICATION CHECKS
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Once upon a
time ...



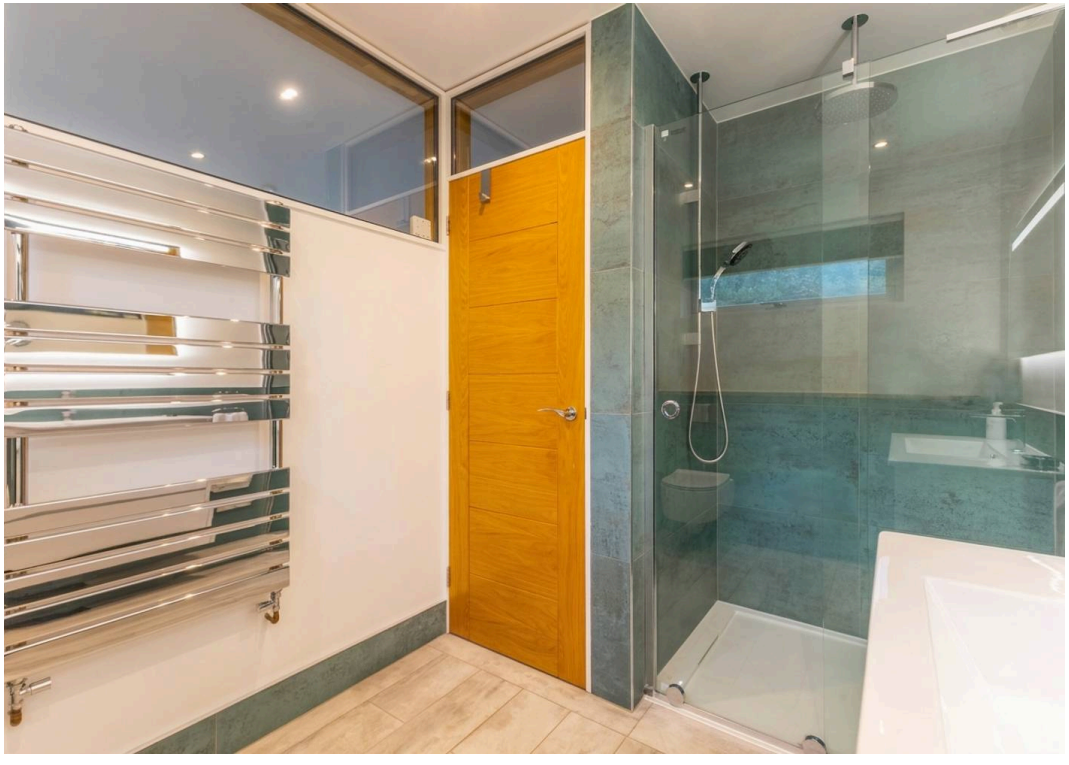














Ground Floor



Floor 1



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Approximate total area(1)

1980 ft²

184.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



THW Estate Agents

112 Stricklandgate, Kendal - LA9 4PU

01539 815700 • kendal@thwestateagents.co.uk • www.thwestateagents.co.uk

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