

CorrieandCo

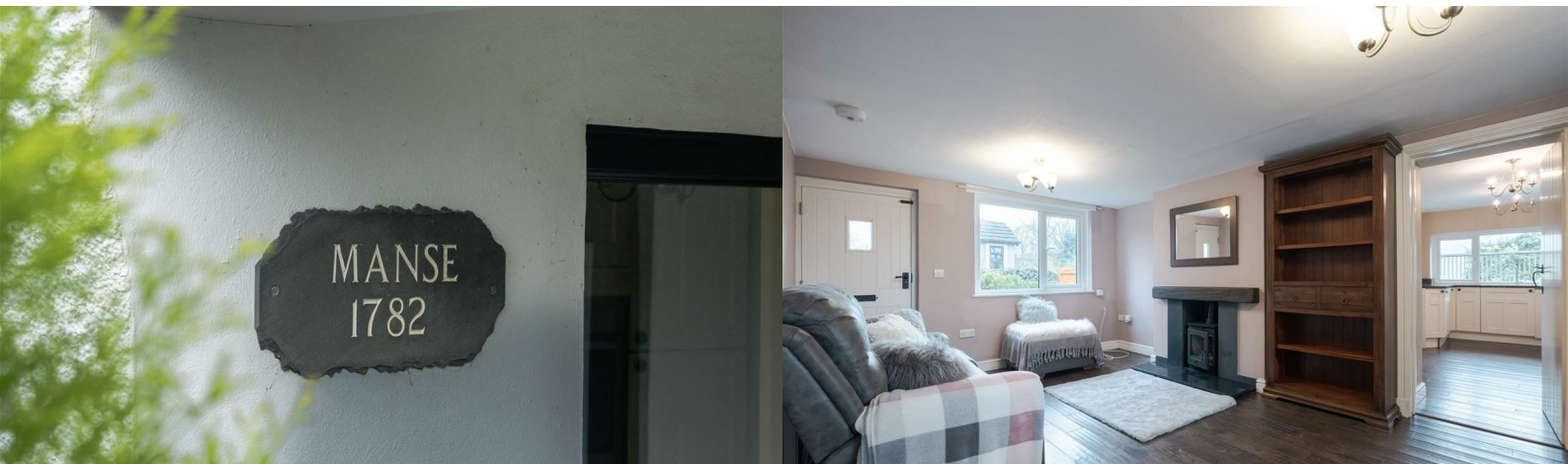
INDEPENDENT SALES & LETTING AGENTS



Manse Cottage Bootle

Millom, LA19 5UQ

Open To Offers £325,000



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Charming, detached, period cottage dating back to around 1782, enjoying spectacular views across the surrounding fells and countryside, with numerous scenic walking routes nearby. Immaculately presented throughout, this property offers a perfect family home combining period charm with modern comfort. Two receptions, three bedrooms, two bathrooms, with garden, garage and off road parking.

Approach this charming white-rendered cottage with a traditional slate roof and a welcoming porch over the doorway, set behind a dwarf slate wall with a wooden gate. Step inside into the cosy living room, featuring a multi-fuel burner, dark wood flooring, and timber latch doors in keeping with the period character. A door from the living room leads to the staircase up to the first floor and also connects to both the kitchen and a second sitting room. The kitchen is a U-shaped design with white shaker-style cabinets, granite worktops, and large windows that fill the space with natural light. It offers ample base and wall units, a double oven, and flows seamlessly into the dining area with matching units. French doors open directly into the mature garden, creating a perfect blend of indoor and outdoor living. Upstairs, there are three double bedrooms, including one with an ensuite shower room, and a family bathroom complete with a claw-foot roll-top bath, wash basin, and WC. The property benefits from a detached garage and off-road parking, and the cottage itself is heated by oil-fired central heating and served by a septic tank. Set within a mature garden, it enjoys privacy and tranquility while offering stunning views over the surrounding fells and countryside. This period cottage perfectly combines traditional character with modern comfort, making it a truly special family home in a picturesque Bootle setting.

Lounge

17'9" x 10'9" (5.42 x 3.29)

Kitchen Diner

17'598'5" x 14'3" (5364 x 4.36)

Study

12'1" x 8'4" (3.69 x 2.56)

Bedroom One

11'9" x 10'9" (3.60 x 3.29)

En-suite

6'2" x 5'8" (1.89 x 1.75)

Bedroom Two

10'9" x 10'11" (3.29 x 3.33)

Bedroom Three

12'2" x 8'3" (3.73 x 2.54)

Bathroom

6'2" x 8'0" (1.89 x 2.44)

Garage

11'10" x 19'5" (3.62 x 5.93)



- Beautifully Appointed Throughout
- Detached Garage and Off Road Parking
 - Gardens
 - Council Tax C

- Three Double Bedrooms
- Ensuite Shower Room
 - EPC E
 - Detached Cottage



Road Map



Terrain Map



Floor Plan



We are local, family run business who are wholly independent which means we can recommend services to most suit your needs. Our aim is to provide quality advice and expertise at all times, so you can make an informed decision whether buying or selling.

Estate agents are required by law to check a buyers /sellers identity to prevent Money Laundering and fraud. You do have to produce documents to prove your identity or address and information on your source of funds. Checking this information is a legal requirement to help safeguard your transaction, and failing to provide ID could cause delays. Corrie and Co, outsource these checks to speed up the process. The company does charge for such checks, please ask for more information and guidance on associated costs.

To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services. Ask for further information.

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		47	71