

The Hill, Millom

£375,000

Scarr Close, The Hill, Millom, Cumbria, LA18 5EZ

Scarr Close really is a special property for so many reasons. The pristine presentation inside and out, the incredibly sunny aspect (catches the sun all day long), the beautiful open views, the character features, the extensive, meticulously tended Gardens, the convenient location we could go on! This property is beautifully presented inside and out and there is barely a blade of grass out of place!

It is fair to say that having been owned (indeed originally converted from a Work House) by the same vendors since 1976, it is not without significant sadness that due to a change in circumstances this property is available to the open market. Having been a much loved home and maintained superbly over the years this property really is a treat for the lucky new owners. Spacious enough for a family yet intimate enough for a couple this property is ideal as a permanent or second home. A viewing is a must to truly appreciate this incredible home.

Quick Overview

- Wonderful open views
- Immaculately presented throughout
- Pristine, generous Gardens
- Tasteful, neutral decor
- New condensing oil boiler May 2024
- Choice of Primary Schools within a 10 minute drive
- Stunning walks from the doors step and 10 minutes from the beach
- Catches all day sun
- Garage and Parking
- Superfast Broadband

Property Reference: G3060



3



1



1



E



Superfast
Broadband



Garage and
Parking



Garden and View



Hallway



Bedroom 2



Bedroom 3

The main door opens into inviting Hallway with under stair storage cupboard, 2 deep set rear windows, charming exposed beams and stairs to First Floor rooms. Bedroom 1 is a spacious Double Bedroom with twin deep set windows to the front, exposed beams and window seats. En-Suite WC and wash hand basin (it would not be a big job to add a shower to this arrangement and perhaps alter the door position to create a Ground Floor Shower Room rather than En-suite). Bedroom 2 is a similarly pleasing Double Bedroom, again with exposed beams and charming views (Black Combe in the distance) through the twin, deep set windows. Bedroom 3 is a good sized Single Bedroom enjoying a front aspect too. Window seat and exposed beams.

From the Entrance Hall, the stairs lead up to the First Floor Landing with the Bathroom off, which has a white suite comprising WC, bath and pedestal wash hand basin. The Lounge is a superb room of particularly generous proportions with feature central archway which creates some natural separation where a useful 'Office Nook' has been created. The room is sunny and bright with triple aspect and there is an attractive fireplace with tiled hearth and open fire. Wonderful country views to the side and front. The rear, half glazed stable door provides 'bridge' access (and delightful views) to the incredible Garden - more of this later! The Dining Kitchen is full depth and bathed in sunlight and enjoys further superb views. A half glazed stable door (matching the lounge) provides charming views (and 'bridge' access) to the Rear Garden. The Dining Kitchen provides ample space for a central dining table and is furnished with a range of 'mid' wood wall and base cabinets with stainless steel sink. Integrated fridge freezer, space and plumbing for washing machine, built in electric oven and 5 burner calor gas hob with brushed stainless steel extractor fan over.

Access to the Rear Garden from the house is via either the stable door from the Lounge or Dining Kitchen across the 2 charming 'bridges'. These Gardens have to be seen to be believed. An absolute joy and credit to the dedicated owners with a profusion of colour all year round from the clever planting. There is a large expanse of lawn that looks almost too perfect to not be faux grass! A wonderful, central rockery and deep border all brimming with a mix of pretty, established and well tended plants and shrubs. To the side is a smaller, spring Garden. To the side there is a further lawn with central vegetable/fruit Garden with a variety of very productive plants including Raspberry, Blueberry, Strawberry, Rhubarb etc! In addition to all of this is a Greenhouse (may be available by separate neg), large timber Shed with adjoining Log Store and Single Garage with small Workshop Area. The Garage has power and light and houses the oil central heating boiler.



Bedroom 1



Bedroom 2



Lounge



Lounge



Dining Kitchen



Bathroom

Location: The Hill is a charming Hamlet located between pretty Broughton in Furness and Millom. It sits just on the edge of the Lake District National Park so enjoys wonderful views to the surrounding countryside without the crowds! The delights and attractions of the Inner Lake District are within easy reach, particularly, this side the lesser known, stunning, Western Lakes. Scarr Close along with the wonderful views enjoys delightful, picturesque walks right from the door step!

For amenities the closest town of Millom provides Railways Station, Schools, Library, Post Office, Sports Hall, Supermarket etc and is just a 5 minute drive. The smaller, Lake District town of Broughton in Furness is just a little further at 15 minutes away.

To reach the property from Greenodd, follow the road in the direction of Broughton in Furness for approx 12 miles, going through Foxfield and dropping down the hill to Duddon Bridge. At the lights continue over the bridge and follow the road, take the left turn signposted The Green and Millom at the church. Continue through The Hill and Scarr Close is the first property on the left hand side just through the Hamlet.

<https://what3words.com/dramatic.yield.vaulting>

Accommodation (with approximate measurements)

Hallway

Bedroom 1 16' 6" x 12' 0" (5.03m x 3.66m)

En-Suite WC

Bedroom 2 16' 1" x 11' 11" (4.92m x 3.65m)

Bedroom 3 13' 3" x 5' 8" (4.04m x 1.73m)

First Floor

Bathroom

Lounge 16' 11" x 12' 0" (5.16m x 3.66m) + 16' 11" x 5' 8" (5.16m x 1.74m)

Dining Kitchen 16' 11" x 11' 11" (5.16m x 3.65m)

Garage 25' 11" x 9' 5" (7.9m x 2.87m)

Services: Mains water and electricity. Oil central heating. Septic tank drainage shared with the neighbour at Hallbank. Please note that due to updated regulations for septic tanks and private drainage facilities, interested parties may wish to seek independent advice on the installation. We can recommend several local firms who may be able to assist.

Council Tax: Band E. Copeland Council.

Viewings: Strictly by appointment with Hackney & Leigh.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.



Lounge



Dining Kitchen



Garden



Garden



Garden

Rental Potential: If you were to purchase this property for residential lettings we estimate it has the potential to achieve between £1000 – £1100 per calendar month. For further information and our terms and conditions please contact the Office.

Anti Money Laundering Regulations (AML): Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60.00 (inc. VAT) per individual or £50.00 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (incl. vat).

Meet the Team

Mark Hadwin

Sales Manager & Property Valuer

Tel: 015395 32301

markhadwin@hackney-leigh.co.uk



Helen Hadwin

Office Manager

Tel: 015395 32301

grangesales@hackney-leigh.co.uk



Tracy Staton

Sales Team

Tel: 015395 32301

grangesales@hackney-leigh.co.uk



Sarah Lucas

Sales Team

Tel: 015395 32301

grangesales@hackney-leigh.co.uk



David Heaven

Viewing Team

Tel: 015395 32301

grangesales@hackney-leigh.co.uk



Carolyn Featherstone

Viewing Team

Tel: 015395 32301

grangesales@hackney-leigh.co.uk



Viewings available 7 days a week including evenings with our dedicated viewing team
Call **015395 32301** or request online.



Need help with **conveyancing**? Call us on: **01539 792032**



Can we save you money on your **mortgage**? Call us on: **01539 792033**

Hackney & Leigh Ltd Main Street, Grange-Over-Sands, Cumbria, LA11 6DP | Email: grangesales@hackney-leigh.co.uk

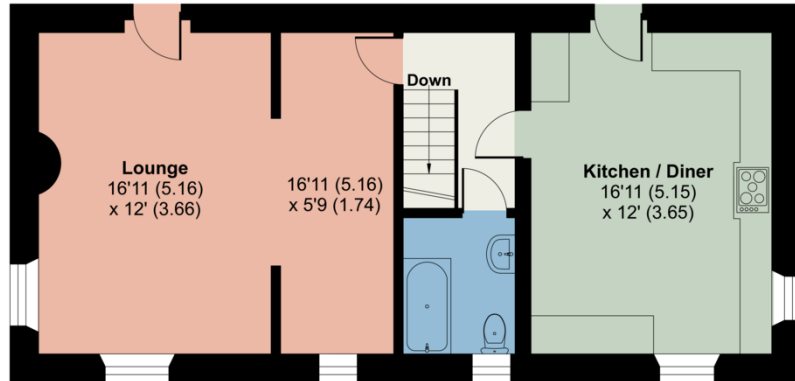
Scarr Close, The Hill, Millom, LA18

Approximate Area = 1257 sq ft / 116.7 sq m

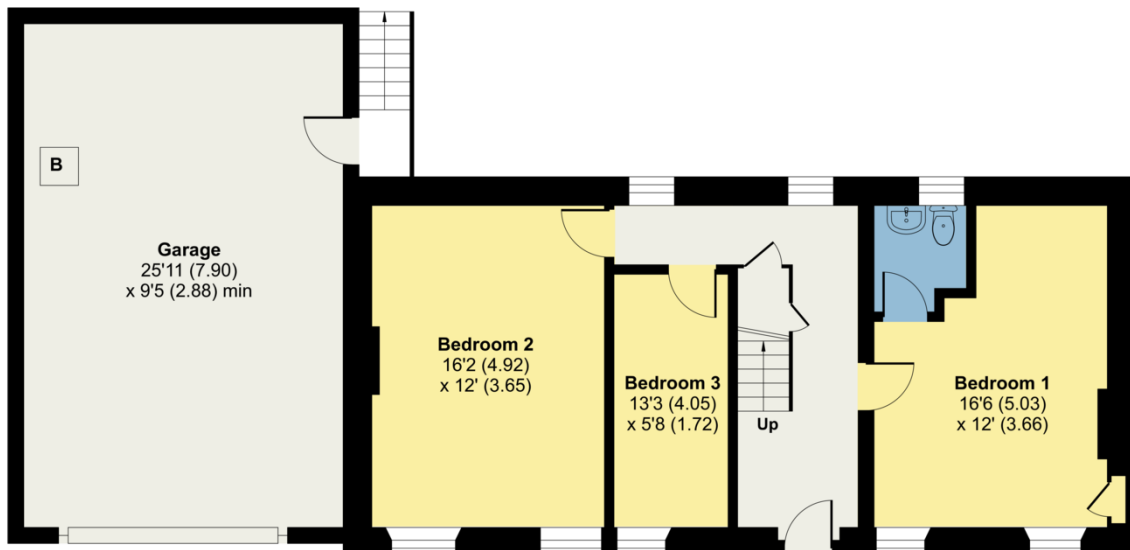
Garage = 426 sq ft / 39.5 sq m

Total = 1683 sq ft / 156.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1270125

A thought from the owners - "An amazing family home, very sunny, mature gardens. All outdoor activities at your fingertips, Sea, Mountains, Lakes and woodland."

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 14/04/2025.

Request a Viewing Online or Call 015395 32301