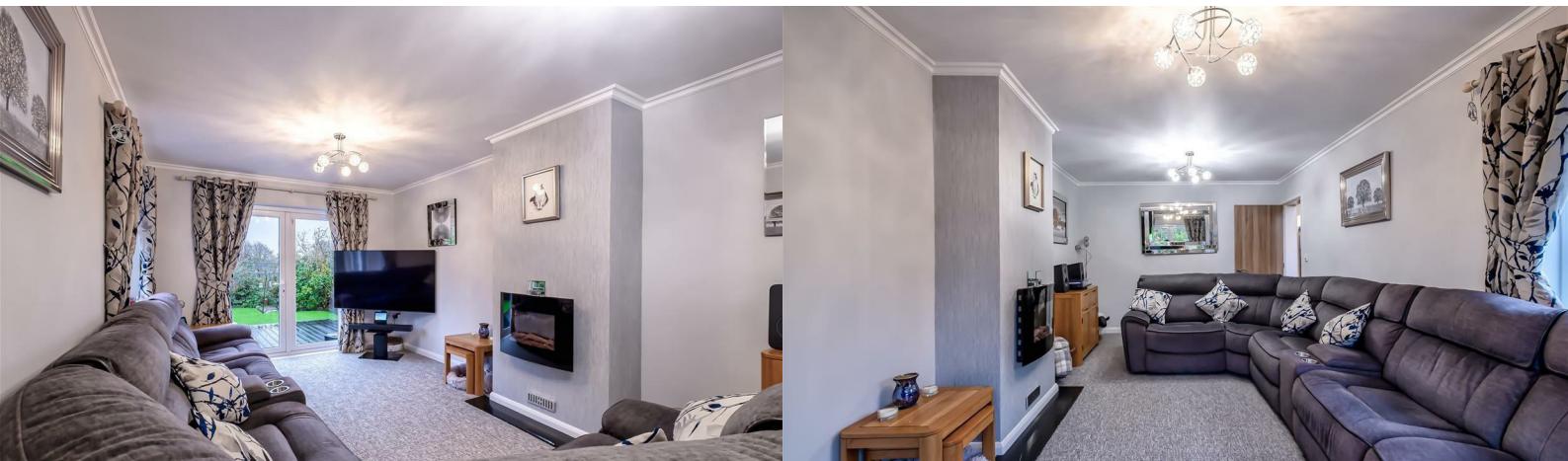


## Wyndhaven.

The Green, Millom, LA18 5JA

Offers In The Region Of £550,000



# Wyndhaven.

## The Green, Millom, LA18 5JA

### Offers In The Region Of £550,000



Nestled in the charming area of The Green, Millom, this impressive detached house offers a perfect blend of modern living and eco-friendly features. Built between 2010 and 2019, the property boasts a contemporary design that is both stylish and functional.

Upon entering, you are greeted by two spacious reception rooms, ideal for entertaining guests or enjoying family time. The layout provides ample space for relaxation and social gatherings, making it a wonderful home for families of all sizes. With four well-appointed bedrooms, there is plenty of room for everyone to enjoy their own private space. The three bathrooms ensure that morning routines run smoothly, catering to the needs of a busy household.

One of the standout features of this property is its commitment to sustainability. Equipped with solar panels, the home not only reduces energy costs but also contributes to a greener environment. Additionally, the inclusion of a

Step inside this thoughtfully designed family home, where a spacious layout and versatile living spaces are complemented by stylish, modern finishes. The ground floor features a welcoming vestibule hallway, leading into a generous kitchen diner complete with a separate bar and utility area—perfect for family life and entertaining. To the left of the hallway, you'll find a comfortable lounge and an additional office or second lounge, offering flexibility to suit your needs. Upstairs, four well-proportioned bedrooms await, two of which benefit from en-suite facilities, plus a family bathroom for ultimate convenience. A staircase leads to the attic, offering a fantastic array of adaptable rooms—ideal for additional living space, hobbies, or a home office. This home offers a unique combination of practical design and potential, ideal for growing families or those seeking extra space.

#### Vestibule

4'11" x 4'3" (1.50 x 1.30)

#### Hallway

3'4" x 3'0" (1.02 x 0.93)

#### Office

12'3" x 10'8" (3.74 x 3.26)

#### Lounge

10'7" x 19'1" (3.25 x 5.82)

#### Kitchen/Diner

20'9" x 12'2" (6.33 x 3.71)

#### Bar

10'9" x 10'0" (3.30 x 3.06)

#### Utility Room

6'2" x 6'9" (1.88 x 2.06)

#### G/F WC

6'0" x 2'9" (1.85 x 0.86)

#### Bedroom One

8'11" x 18'11" (2.72 x 5.78)

#### En Suite

5'8" x 6'5" (1.74 x 1.97)

#### Bedroom Two

10'3" x 12'0" (3.13 x 3.66)

#### En Suite

6'1" x 9'4" (1.87 x 2.86)

#### Bedroom Three

13'6" x 8'3" (4.14 x 2.54)

#### Bedroom Four

10'9" x 9'1" (3.29 x 2.79)

#### Landing

13'6" x 13'0" (4.14 x 3.98)

#### Attic Room

10'3" x 11'1" (3.13 x 3.40)

#### Attic Room

13'6" x 6'7" (4.12 x 2.01)

#### Attic Room

10'7" x 9'5" (3.25 x 2.88)

#### Attic Room

10'7" x 9'0" (3.25 x 2.76)

#### Attic Room

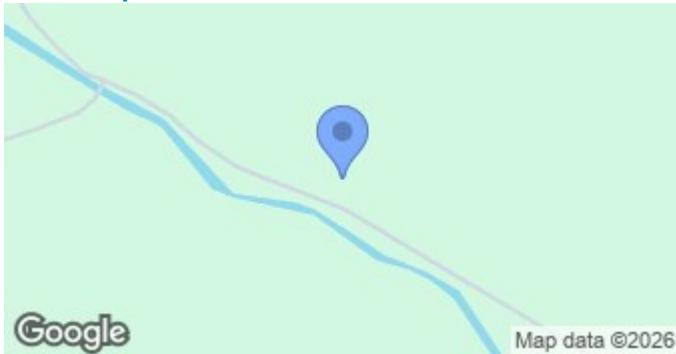
10'0" x 4'0" (3.06 x 1.23)



- Four spacious bedrooms
- Two cosy reception rooms
- Lovely garden for relaxation
- Located in The Green, Millom
- Near train station for commuting
- Three modern bathrooms - 2 being en-suites
- Detached house, built 2011
- Off-road parking available
- Close to village pub and hall
- Council Tax E - EPC C



## 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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	