



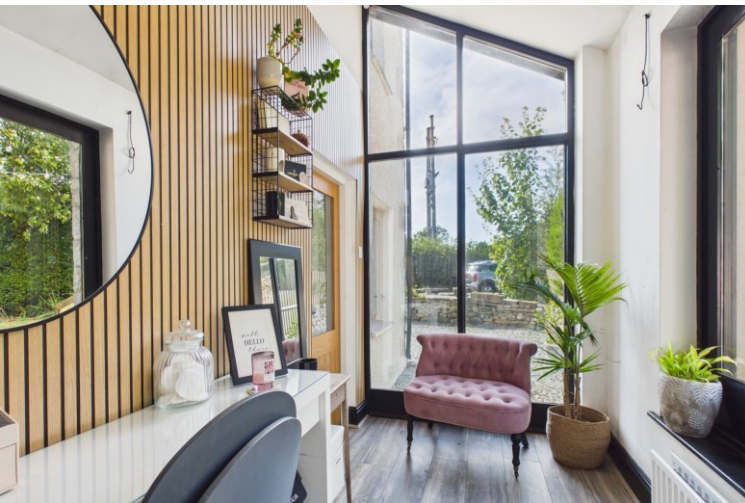
WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

Tulip Cottage - Millness



Tulip Cottage - Millness

Freehold £500,000



Features

- Four double bedrooms, one with an en-suite and one with a private balcony
- A luxurious bathroom and an en-suite shower room to enjoy
- Unique, characterful and versatile living accommodation throughout
- Recently renovated to a high standard
- A private driveway able to accommodate two vehicles
- Enclosed and mature gardens to spend time

Combining modern comfort with rural charm, this beautifully extended and recently renovated four-bedroom home enjoys a peaceful countryside setting with stunning open field views. Nestled in an idyllic rural location, the property retains a wealth of original character features while being sympathetically enhanced for contemporary family living. A welcoming entrance porch provides the perfect space for coats, shoes, and everyday essentials, creating a practical introduction to this charming home. Beyond, the living accommodation is both spacious and inviting, perfectly suited to family life, entertaining guests, or simply relaxing in comfort. At the heart of the property is a superb sociable kitchen and dining

room, fitted with quality oak units and complemented by a bright, welcoming dining area. Thoughtfully designed for modern living, this space offers the ideal setting for family meals, celebrations, and everyday gatherings. The generous living room features a cosy log-burning stove and original alcoves, perfect for displaying treasured possessions and adding to the home's character and warmth. Leading from the living room is a versatile studio space, ideal as a home office, hobby room, creative workspace, or snug. This room also provides direct access to the garden, seamlessly connecting indoor and outdoor living. The upper floors offer four well-proportioned bedrooms, providing flexible accommodation for

growing families, visiting guests, or those working from home. Each room benefits from an abundance of natural light and attractive outlooks. Occupying the top floor, the impressive principal suite enjoys a private en-suite shower room, while the second bedroom benefits from its own balcony, offering a peaceful spot to take in the surrounding countryside. The luxurious family bathroom is beautifully appointed and designed to provide a relaxing retreat. Outside, the attractive low-maintenance gardens create an enjoyable outdoor space without the demands of extensive upkeep. Private parking provides convenient, hassle-free access and ample space for multiple vehicles and visiting guests.



GROUND FLOOR

Entrance porch - Small but perfectly formed, this charming entrance porch provides the perfect welcome to Tulip Cottage. With space to hang coats, store shoes, and leave muddy boots behind, it offers a practical transition from the outdoors. A cosy retreat from the worst of the weather, it helps keep the cottage warm, tidy, and inviting all year round.

Kitchen/Diner - The beautiful oak cabinetry creates a warm and welcoming heart to the home. Generous in size yet wonderfully cosy, this inviting kitchen/diner offers ample space for both everyday family life and entertaining. Three windows flood the room with natural light throughout the day, enhancing the sense of space and creating a bright, airy atmosphere in which to cook, dine, and relax.

Living room - Rich in charm and character, the generously proportioned living room showcases an impressive exposed stone wall with a feature recess, original timber beams, and a substantial open fireplace fitted with a modern log burner. A single door offers direct access to the studio.

Studio - A versatile and light-filled studio room with delightful views over the enclosed garden. Offering excellent flexibility, this bright and inviting space is ideal as a home office, hobby room, creative studio, or peaceful relaxation area, providing the perfect setting to suit a variety of lifestyle needs.

Utility room - A full-length storage and utility room runs along the entire studio wall, providing a practical and discreet solution for everyday household storage. Designed to maximise space and reduce clutter, it offers ample room to house bicycles, children's toys, seasonal items, cleaning equipment, and general household belongings that would otherwise be



on display. Concealed behind clean, unobtrusive doors, the storage area keeps the home feeling organised, spacious, and uncluttered.

FIRST FLOOR

Bedroom 1 - This spacious double bedroom is full of character and charm, featuring original wooden beams that create a warm and inviting atmosphere. French doors open onto a private balcony overlooking the front of the property, offering delightful views across the surrounding countryside and open fields. Generously proportioned, the room provides excellent versatility and could be used as a principal bedroom, guest room, or even a combined bedroom and playroom. The private balcony adds a special touch, creating the perfect spot to relax and take in the beautiful rural surroundings.

Bedroom 2 - This attractive double bedroom enjoys an abundance of natural light thanks to its dual-aspect windows, which enhance the sense of space and create a bright, uplifting environment. Well-proportioned throughout, the room offers plenty of flexibility for freestanding wardrobes, drawers, and additional bedroom furnishings, making it both practical and inviting.

Bedroom 3 - A well-proportioned double bedroom enjoying pleasant views over the rear garden, creating a peaceful and inviting atmosphere. This versatile room offers excellent flexibility to suit a variety of lifestyle needs, making it ideal as a comfortable guest or children's bedroom, a stylish dressing room, a nursery, or a dedicated home office for remote working.

Bathroom - A stylish and contemporary family bathroom, beautifully appointed with a freestanding roll-top bath, WC, hand basin, and a generous shower enclosure. Premium grey wall tiling creates a sleek and sophisticated backdrop, while the thoughtfully designed layout seamlessly blends practicality with modern elegance. Generously proportioned and finished to a high standard throughout, the room exudes a luxurious feel. A striking feature tiled floor adds character and visual appeal, perfectly complemented by a tasteful pink and grey colour palette that introduces warmth and refinement. Natural light floods the space through the window, enhancing the bright and airy ambience and showcasing the quality of the finishes.

SECOND FLOOR

Master suite - The attic has been superbly converted into a versatile and characterful master bedroom, featuring exposed wooden beams, a feature stone wall, ample eaves storage, and lovely countryside views. Offering flexible use as a fourth bedroom, second lounge, playroom, or teenage retreat, it is complemented by a contemporary shower room with a mains-fed shower, WC, hand basin, heated towel rail, Velux window, and cleverly integrated storage, creating a bright, spacious, and practical space.

Externally

To the front of the property, a gravelled driveway provides off-road parking for two vehicles. To the rear, a private and secure garden offers a wonderful outdoor retreat, featuring a generous lawn bordered by mature trees and established planting that create an attractive and tranquil setting. A gravelled area is positioned close to the house, providing the perfect spot for outdoor dining or relaxing, while a couple of steps lead up to the lawned garden beyond. Spacious and well-maintained, this delightful outdoor space is ideal for entertaining, family activities, or simply enjoying time outdoors in a peaceful environment.

Useful Information

House built - 1900 approx.

Tenure - Freehold.

Council tax band - E (Westmorland and Furness Council).

Heating - Heat pump.

Drainage - Septic tank (Not compliant with new regs).

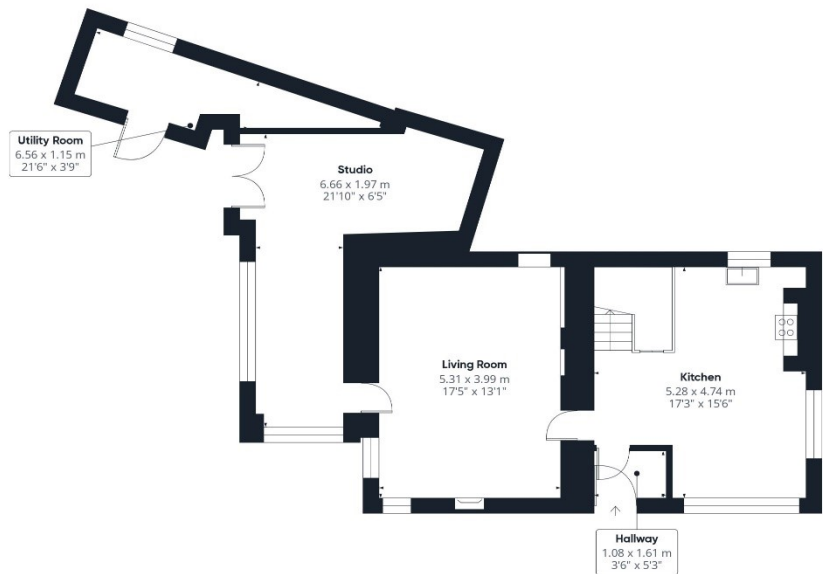
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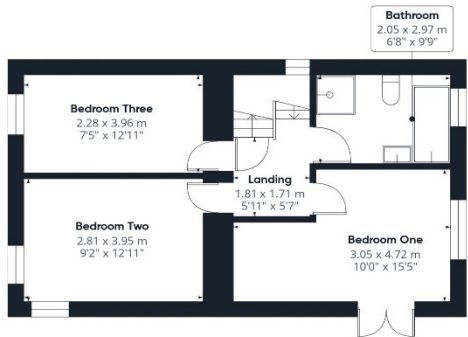
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Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

146.7 m²
1581 ft²

Reduced headroom

1.4 m²
15 ft²

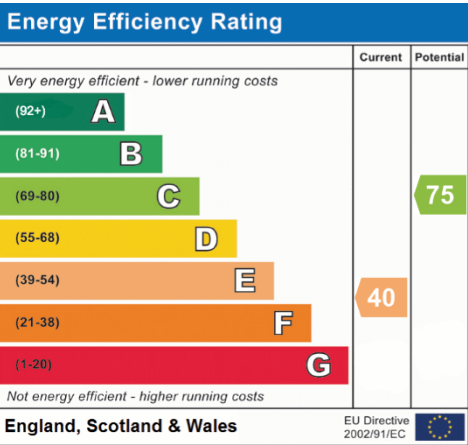
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

GIRAFFE360



Waterhouse Estate Agents
10 Park Road, Milnthorpe
LA7 7AD
Tel: 01524 760048

info@waterhouseestates.co.uk
www.waterhouseestates.co.uk



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