





Living/Dining Room



Entrance Hall/Boot Room



Living/Dining Room

Mill Stile, Spark Bridge

£895,000

Nestled inside the boundary of the Lake District National Park is the former mill village of Spark Bridge. This quaint village boasts a number of well-maintained white painted cottages, one of which is Mill Stile. Built in 1707 this traditional Lakeland Cottage has been sympathetically extended and developed into a spacious and loving versatile home with 3 Reception Rooms, 5 Bedrooms and 6 Bath/Shower Rooms.

With many of its original features and repurposed additions it is a property that needs viewing to fully appreciate it. The addition of 5.5 acres of grazing land with stabling further increases the potential for opportunity.

Dating back to 1707, this impressive home is rich in character, featuring substantial stone walls, an abundance of original beams, slate floors and staircases, double-glazed sash-style windows (excluding the garden room), and traditional latch-lock Oak doors throughout.

When entering the property through the quaint ochre door, you arrive into the Boot Room with its Indian stone floor, wooden beams and wooden double glazed window. To the right you are presented with 2 doors, 1 opening into the Shower Room, containing a 3-piece suite, (vanity unit, low flush WC, curved shower enclosure). The walls are tiled and a dado tile has been added to compliment the look. The floor is tiled also. Through the second door is the Plant Room containing the oil fired modern condensing boiler heating system, and electric consumer box. The door to the left of the Boot Room leads into a large Living/Dining Room with a large recessed fireplace with log burner, slate hearth and oak mantle. 2 large double glazed sash effect windows and the original front door to the property. Off the Living/Dining Room is the Utility Room with recessed storage area, tiled floor, a double bowl Franke steel sink, limed oak effect wall

and base units, oak effect worktop, splash back tiles and plumbing for washing machine, space for a dryer or additional fridge/freezer, and a window with a slate sill. The oak door way at the end of the lounge leads into the Breakfast Farmhouse Kitchen with bespoke Sange Bealofarde wall and base cabinets in dark oak, and a tiled and oak work top. The cabinetry features, wine and plate racks, glass fronted cabinets and a pilastered cabinet housing the integrated NEFF double oven. Above the NEFF induction hob is a chimney style extractor and an oil fired Aga with two hot plates compliments the cooking area. The integrated dishwasher, fridge freezer and Belfast sink with cottage style tap completes the left hand side of the kitchen. The right hand side of the kitchen allows for space for dinning furniture, and has a radiator and the rear door to the enclosed private seating area and Gardens.

The second door from the Lounge/Dining Room leads to an Inner Hallway with traditional stone/slate steps, oak handrails/spindles feature wooden beams, Velux window, and a multi level landing where oak latch lock doors lead off to Bedrooms. Before fully ascending the stairs, a door leads in to a large well proportioned Lounge area containing a large fireplace with multi fuel stove, double doors to the Garden Room, a single door and large glass panelled side entrance allowing for access to the external parking area. The lounge also partially benefits from the additional height gained by the gallery landing that travels above it. The spacious Garden Room adjoining the Lounge has a slate flagged floor and double uPVC doors into the private enclosed seating area and gardens.

When returning to the Inner Hall and fully ascending the staircase a right turn takes you along the Landing to the Master Bedroom. The generous sized Bedroom affords oak beams, windows overlooking the Forecourt Garden and a door to the spacious pitched ceiling en-suite with gold style framed corner shower containing a Victorian style shower head and massage jets, a slipper bath with claw styled feet, vanity sink unit, high flush WC, ladder style radiator, extractor fan, Velux window and tiling on both the floor and walls. Next



Breakfast Farmhouse Kitchen



Breakfast Farmhouse Kitchen



Breakfast Farmhouse Kitchen



Garden Room and Side Aspect



Master Bedroom - En-Suite Bathroom



Lounge

to the Master Bedroom is Bedroom 4 with oak door, exposed beams, radiator, window overlooking the Forecourt Garden, and a high level storage area. The Bedroom is complimented with an En-Suite containing a white pedestal sink, low flush WC, single shower cubicle, ladder radiator, tiling to walls and floor and extractor fan. Heading back along the Landing is an oak door leading to Bedroom 3. A generous double room with exposed beams, window over looking the Forecourt Garden, high level storage area, and an oak door leading to an En-Suite containing a white pedestal sink, low flush W.C., large shower cubicle with multi function shower accessories, ladder radiator, tiling to walls and floor and extractor fan. Bedroom 2

sits next to Bedroom 3 and is accessed through the a door to where a small corridor leads to both the Bedroom and a doorway to the En-Suite. The En-Suite contains, a Vernon Titbury shower with fixed shower head and accessories, pitched ceiling with Velux and exposed beams, low flush W.C pedestal sink, tiled walls and floors and extractor fan. The large dual aspect double room has exposed mock wood beams and views over the neighbouring properties and countryside. Continuing along the Landing and through the door at the top of 4 stairs is an Office or Dressing Room which has a pitched ceiling, 2 Velux windows and exposed beams. A door leads out onto the Gallery Landing with a view

down to the Lounge and also to the countryside through the Velux window. To the left leads into the Bathroom with a white pedestal sink, low flush W.C a free standing bath on clawed feet with Victorian style taps and shower attachment, Velux window, tiled walls and floor and extractor fan. Further along the gallery is Bedroom 5 with a pitched ceiling and 2 Velux windows with views from both.

Externally Mill Stile has a well established Forecourt Garden, with slate chipped pathway and gravelled seating area enclosed in a traditional wrought iron railed fence and gate. To the left of the property is access to the rear garden via a



Bedroom 1



Orchard



Patio and Garden

small gate and to the right of the property is a driveway leading to a generous sized gravelled Parking area for multiple cars. Gated access leads in to the fields with access to 3 - 12ft x 12ft former stables (which have power, light and water). The land amounts to approx 5.5 acres of grazing land (containing a wooded area and wildlife pond). The rear of the property has a private slate chipped seating area with stone steps to the Garden and small Orchard with apple, plum and pear trees, encased in a dry stone wall and there is a small stone and slated Outhouse.

Accommodation (with approximate measurements)

Entrance Hall/Boot Room 10' 10" x 6' 9" (3.32m x 2.08m)
 Shower Room 6' 7" x 5' 1" (2.03m x 1.55m)
 Plant Room 5' 2" x 4' 0" (1.59m x 1.23m)
 Living/Dining Room 20' 8" x 14' 11" (6.30m x 4.56m)
 Utility Room 7' 9" x 6' 8" (2.38m x 2.04m)
 Breakfast Farmhouse Kitchen 20' 2" x 11' 6" (6.16m x 3.52m)
 Inner Hall
 Lounge 28' 1" x 13' 7" (8.58m x 4.16m)
 Garden Room 26' 9" x 9' 4" (8.16m x 2.85m)
 First Floor

Master Bedroom 12' 6" x 11' 10" (3.82m x 3.63m)
 En-Suite Bathroom 12' 1" x 8' 0" max (3.70m x 2.46m max) some limited head height.
 Bedroom 2 12' 5" x 11' 1" (3.81m x 3.38m)
 En-Suite Shower Room 6' 7" x 5' 5" (2.03m x 1.67m)
 Bedroom 3 10' 0" x 7' 10" (3.05m x 2.41m)
 En-Suite Shower Room 6' 6" x 3' 8" (1.99m x 1.13m)
 Bedroom 4 10' 9" x 9' 1" (3.29m x 2.77m)
 En-Suite Shower Room 7' 10" x 4' 1" (2.40m x 1.26m)
 Gallery Landing
 Dressing Room/Office 13' 10" x 9' 8" (4.24m x 2.96m) some limited head height.

Bedroom 5 13' 8" x 10' 2" (4.17m x 3.10m) some limited head height.

Bathroom 8' 5" x 6' 1" (2.59m x 1.87m) some limited head height.

Outside Store 4' 10" x 3' 7" (1.49m x 1.11m)

3 Stables 33' 5" x 32' 9" approx (10.2m x 10.0m) approx

Services: Mains water, electricity and drainage. Oil central heating to radiators.

Tenure: Freehold. Vacant possession upon completion.

Council Tax: Band F. Westmorland and Furness Council.

Material Info: A public footpath to Lowick runs through the driveway and along the edge of the land. A telegraph pole is located to the far right of the land at the front of the property. A way-leave is paid annually amounting to £21.49. Mill Stile has a pedestrian right of way over the neighbouring properties (Pocket Nook) side garden to their access gate at the side of the property.

Viewings: Strictly by appointment with Hackney & Leigh.

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

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).





Floor 0

Approximate total area⁽¹⁾

234.8 m²

2529 ft²

Reduced headroom

8.2 m²

88 ft²



Floor 1

(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.

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Location: Enjoying a peaceful setting close to the River Crake on the southern borders of the Lake District National Park, Spark Bridge is a pretty little village with a 2 popular Public Houses and is ideally placed for the delights of the inner Lake District and easy access from the motorway network and is only 5 miles from the shores of Coniston Water. The Market Towns of Ulverston and Broughton in Furness are both some 20 minutes away and provide everyday essentials. Ulverston has a wider range of shops including Aldi and Booths.

To reach the property from Newby Bridge, follow the signs to Barrow-in-Furness turning right at the Greenodd roundabout towards Coniston. (A5092). Follow this road for approx. 2 miles and turn right at the 'Farmers Arms'. Proceed part way down the hill and take the first left, continue for approx 200 yards and Mill Stile is on the left hand side.

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