



Lady Hall

£475,000

Newton Farm, Lady Hall, Millom, LA18 5HR

Tucked away within the peaceful hamlet of Lady Hall, Newton Farm is a quintessential former farmhouse that blends the romance of Lakeland tradition with the comfort and practicality required for modern family life. Approached through pretty lanes on the southern fringe of the Lake District National Park, this is a home of substance, charm and character – lovingly maintained by its current custodians and offered in excellent order throughout.

From the moment you step through the traditional hardwood front door onto the slate-flagged hallway floor, Newton Farm reveals itself as a house rich in period detail. Beamed ceilings, exposed timbers and deep-silled windows frame ever-changing views over countryside and estuary, while an oil-fired Rayburn in the farmhouse kitchen forms the heart of the home, providing both warmth and a timeless rural aesthetic.

Quick Overview

- Charming Former Farmhouse
- Rich in Period Detail
- Character Beamed Ceilings
- Two Reception Rooms
- Four Bedrooms
- Bathroom and Shower Room
- Fabulous Garden Areas
- Detached Garage/Barn
- Parking for Multiple Vehicles
- Superfast Broadband



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E



superfast



Off Road
Parking

Property Reference: ULV1018



Living Room



Kitchen Diner



Study



Utility Room

Two principal reception rooms offer versatility: the living room with its woodburning stove set within a stone surround, perfect for fireside evenings, and the second reception room, which doubles as a study, snug or family room. Upstairs, four bedrooms, including a vaulted double with exposed beams, are served by both a traditional family bathroom and a ground-floor shower room, ensuring comfort for family and guests alike.

The kitchen/dining room epitomises farmhouse style – slate worktops from nearby Broughton Moor, a Rayburn set within a traditional recess, and generous space for informal dining. Views to both the front and rear gardens remind you constantly of the rural setting, while the adjoining utility and boot room with stable door link practicality with charm.

Newton Farm's gardens are a delight. Opposite the property, a sheltered seating area and open-fronted garden room provide a perfect spot to enjoy sunsets over the Duddon Estuary and distant Kirkby Fells. Behind the house, a series of stone terraces, patios and rock outcrops create a private haven, complete with a water feature, greenhouse, log store and mature planting.

For those with hobbies or requiring workspace, the substantial detached barn/garage offers endless potential – from workshop or studio to classic car storage. With parking for multiple vehicles across two driveways, Newton Farm caters as well to practical needs as it does to lifestyle aspirations

Location The hamlet of Lady Hall is an idyllic backdrop – quiet, picturesque, and perfectly placed. The nearby historic market town of Broughton-in-Furness offers a welcoming community with independent shops, pubs and amenities, while Millom, Ulverston and Barrow-in-Furness provide further services and rail connections. The surrounding fells, estuaries and coastlines offer endless opportunity for walking, sailing and outdoor pursuits, making Newton Farm a superb base from which to enjoy the very best of the Southern and Western Lake District.

What3words - <https://resonated.fruits.civil>



Living Room



Dining Area of Kitchen



Entrance Hallway



GF Wetroom/Shower Room



Bedroom One



Bedroom Four

Accommodation with approximate measurements

Ground Floor

Entrance Hallway 16' 1" x 3' 8" (4.9m x 1.12m)

Kitchen Diner 21' 2" x 9' 11" (6.45m x 3.02m)

Living Room 16' 1" x 11' 3" (4.9m x 3.43m)

Study 15' 10" x 10' 11" (4.83m x 3.33m)

Utility 7' 5" x 15' 0" (2.26m x 4.57m)

Wet Room 7' 2" x 5' 11" (2.18m x 1.8m)

First Floor

Landing Area 6' 0" x 5' 9" (1.83m x 1.75m)

Bathroom 7' 8" x 9' 3" (2.34m x 2.82m)

Bedroom Four 13' 0" x 8' 10" (3.96m x 2.69m)

Bedroom Three 9' 6" x 7' 0" (2.9m x 2.13m)

Bedroom Two 14' 0" x 9' 11" (4.27m x 3.02m)

Bedroom One 14' 3" x 11' 4" (4.34m x 3.45m)

Externally

Garage 33' 0" x 17' 11" (10.06m x 5.46m)

Services Oil Heating, mains water and electricity, septic tank private drainage. Photovoltaic Solar panels

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.

Tenure Freehold

Council Tax Council Band C

Viewings Strictly by appointment with Hackney & Leigh.

Material Information Rights of Way

Public footpath across front garden.

Vehicle access across front garden for Causey Farm.

Vehicle access down front drive to neighbours garages.

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

Rental Potential If you were to purchase this property for residential lettings we estimate it has the potential to achieve between £ 1,200 – £ 1,300 per calendar month. For further information and our terms and conditions please contact the Office.



Bedroom Two



Family Bathroom



Front Garden



Garden Patio Seating Area



Greenhouse and Garden areas

Anti-Money Laundering Check - (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).

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

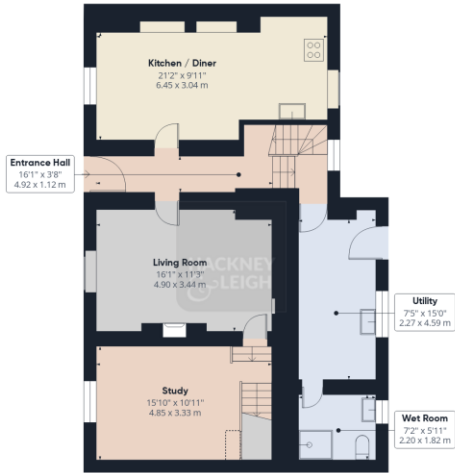
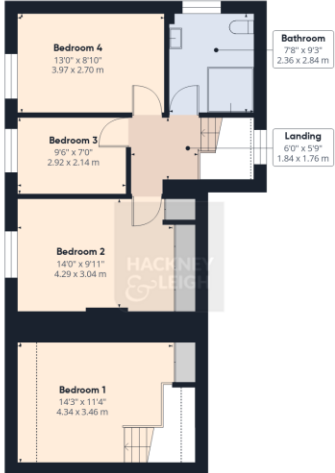
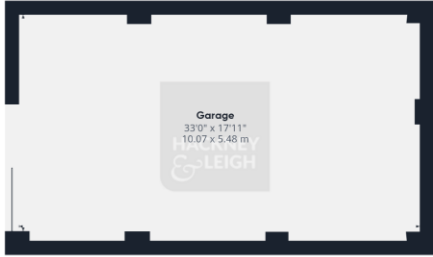


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Hackney & Leigh Ltd Hackney & Leigh, 30 Queen Street, Ulverston, Cumbria, LA12 7AF | Email:

 Floor 0 Building 1	 Floor 1 Building 1	 Approximate total area⁽¹⁾ 2059 ft² 191.2 m² Reduced headroom 27 ft² 2.5 m²
 Floor 0 Building 2		(1) Excluding balconies and terraces Reduced headroom Below 5 ft/1.5 m Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only. GIRAFFE360

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