



Bootle Station, Millom, Cumbria, LA19

Guide Price: £450,000

Freehold

Bootle Station, Millom, Cumbria, LA19

Nestled in the picturesque hills of the Lake District and just a 10-minute walk from the beach, this beautifully presented three double bedroom detached bungalow in Bootle Station, Cumbria offers an enviable combination of coastal charm, countryside tranquillity and excellent convenience. Positioned within a welcoming village setting with a popular primary school, local shop and café nearby, the property is perfectly suited for families, retirees or those seeking a peaceful retreat with excellent transport connections. The nearby train station, located approximately 0.4 miles away, provides direct links on the Carlisle to Manchester Airport line, making commuting and travel exceptionally accessible.

Occupying a generous plot, the property benefits from a large driveway providing ample off-road parking for multiple vehicles. The substantial front garden is mainly laid to lawn with established hedge boundaries offering privacy and an attractive outlook, while an allotment area to the side provides excellent space for growing produce and enjoying outdoor living. The home also benefits from solar panels, adding energy efficiency and helping to reduce running costs.

Upon entering the property, you are welcomed into a wide and inviting entrance hallway finished with stylish LVT flooring, creating a bright and practical first impression. Situated to the right-hand side is the spacious living room, featuring a large window to the front elevation allowing plenty of natural light to flow through. A charming multi-fuel fire with tiled surround, hearth and solid oak beam mantle creates a cosy focal point, ideal for relaxing evenings.

To the rear of the property is the impressive kitchen/diner, thoughtfully designed for both family living and entertaining. The kitchen is fitted with a range of base and eye-level units, integral appliances and a breakfast bar, while enjoying lovely views over the rear garden. Bi-folding doors open directly onto the patio, seamlessly connecting indoor and outdoor living spaces.

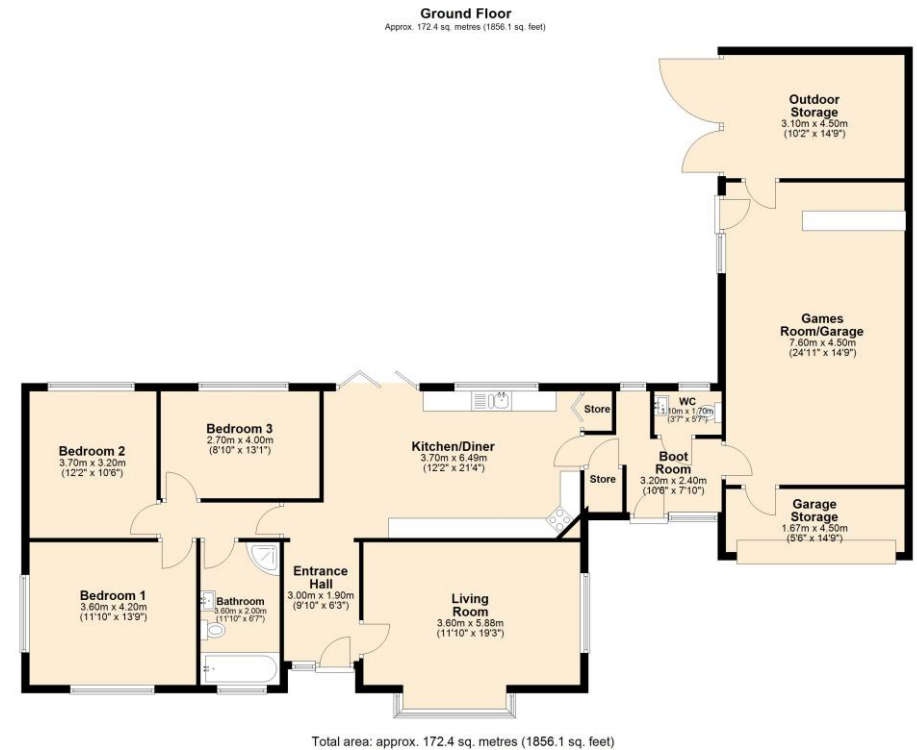
The bungalow offers three generously proportioned double bedrooms. Bedroom one is particularly spacious, benefitting from two windows and fitted wardrobes providing excellent storage. The remaining bedrooms offer flexibility for family accommodation, guests or home office space.

The main bathroom is fitted with a modern four-piece suite, offering both comfort and practicality.

Leading from the kitchen is a highly useful boot/utility room with direct access to the outside, perfect for muddy boots, pets or coastal walks, alongside a convenient separate WC.

The former garage has been thoughtfully converted into a fantastic games and bar room, creating an excellent entertainment space for hosting family and friends. A separate storage section remains with a roller shutter garage door, in addition to a further external storage area with doors opening onto the garden.

The rear garden is a true highlight of the property, offering an extensive outdoor space ideal for both relaxation and recreation. A large patio area provides the perfect setting for outdoor dining and entertaining, while the majority of the garden is laid to lawn. Established fruit trees add charm and character, alongside a hen coop for those seeking a more self-sufficient lifestyle. There is also a hot tub area, perfectly positioned to enjoy the peaceful surroundings and stunning countryside atmosphere.



- Freehold
- Council Tax D
- EPC C





Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The Property Man

102A School Road
 Sale
 Cheshire
 M33 7XB

T: 01615198855
 E: sales@thepropertyman.co.uk
www.thepropertyman.co.uk

The Property Man
 Registered Office Address: 7 St. Petersgate, Stockport, England, SK1 1EB Company Reg No: 09023087

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.