



Mill Holme House Bootle

Millom, LA19 5UL

Offers In The Region Of £975,000



5



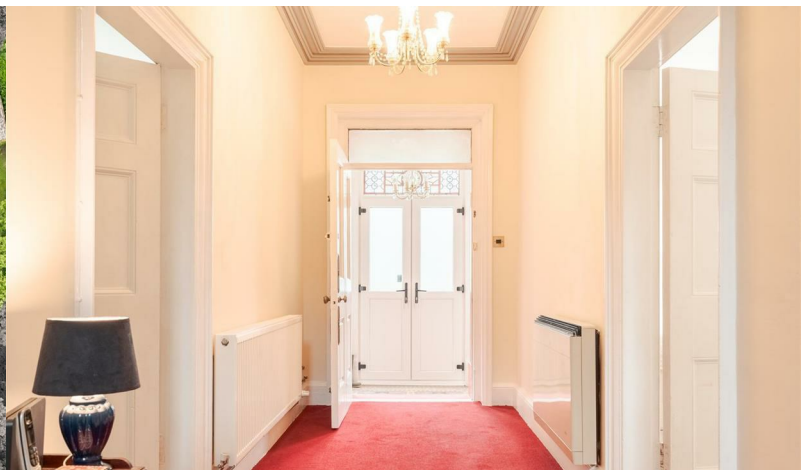
2



3



C



Mill Holme House Bootle

Millom, LA19 5UL

Offers In The Region Of £975,000



We are pleased to present this impressive Victorian country residence located on the stunning west coast of the Lake District National Park. Set within mature gardens, woodland and offering plenty of river frontage, with a separate cottage and an extensive range of outbuildings with lots of potential. Dating from 1892, Mill Holme House is a substantial and characterful family home retaining many original features, including a Spanish mahogany staircase, ornate plasterwork, marble fireplaces, William Morris stained glass and a striking wrought-iron veranda.

The spacious accommodation is arranged over several floors and includes three principal reception rooms, a generous kitchen, utility facilities, multiple bedrooms and a range of versatile rooms suitable for home working, hobbies or additional living space. The property has been carefully maintained, with improvements made to enhance energy efficiency.

Adjoining the main house is Gardener's Cottage, an attractive historic annexe with open-plan living accommodation, double bedroom and shower/WC, offering excellent potential for guests, extended family or holiday letting. The 2 acre grounds are a particular highlight, a combination of extensive mature lawned gardens and woodland divided beautifully by walled gardens, established trees and planting. The river running alongside the property provides a beautiful back track to the grounds.

The remarkable collection of outbuildings includes the coach house, stable, games room, summer house, workshop and storage buildings, providing extensive scope for hobbies, storage or further development.

Mill Holme House:

Enter through the impressive double split front door into the welcoming vestibule, featuring an ornate tiled floor. This leads into the main hallway, with its attractive arched ceiling, staircase and access to the principal ground-floor rooms. The sitting room is a charming and characterful space, featuring a beautiful William Morris-style leaded glass bay window, white marble fireplace with log burner, decorative ceiling rose and cornicing. A traditional servants' bell adds to the period character. The room is finished in neutral décor with fitted carpeting.

The living room features two attractive William Morris-style leaded glass windows, one incorporating a window seat, together with a grey fireplace housing a wood-burning stove. Decorative cornicing, neutral décor and fitted carpeting complete the room.

The separate dining room provides another elegant reception space, with its own fireplace and wood-burning stove, William Morris-style leaded glass window, ceiling rose and cornicing. The room is finished in a tasteful green décor with fitted carpeting.

The kitchen has been fitted with a good range of cream-painted wall and base units, complemented by a substantial 40mm solid wood worktop. Original slate slab flooring adds further character and provides a practical finish. Completing the ground floor is a useful WC and separate utility room.

To the first floor, a split-level landing provides access to the accommodation. There is a separate WC with white walls and tiled-effect flooring, alongside the family bathroom, which features a three-piece Victorian-style suite comprising wash basin, freestanding bath and separate shower cubicle. The bathroom also benefits from wall panelling, shower cladding, decorative cornicing and matching tiled-effect flooring.

The first floor provides five generously proportioned double bedrooms, with one benefiting from a Juliet balcony. Several of the bedrooms retain their original fireplaces, further enhancing the character and period appeal of the property.

The second floor offers a selection of rooms of varying sizes, providing excellent flexibility for a variety of uses. Subject to any necessary permissions, these spaces could accommodate additional bedrooms, home offices, reception rooms, playrooms or hobby areas.

Gardeners Cottage:

Adjoining the main mansion is Gardeners Cottage, a delightful property full of character and rustic charm.

The ground floor comprises an open-plan lounge and kitchen, retaining a number of original features including slate flooring and traditional ceiling meat hooks. The living area benefits from a window seat and wood-burning stove, while the practical kitchen provides ample space for everyday cooking and dining.

Upstairs, the cottage offers a double bedroom with mezzanine area, together with a shower room incorporating an electric shower, WC and wash basin.

Exterior:

The property is set within approximately two acres of extensive and private grounds, approached via a private driveway providing ample parking for multiple vehicles.

The grounds include extensive mature lawns, areas of woodland, numerous outbuildings, a productive vegetable garden, fruit cage and dedicated picnic area. The property also enjoys attractive views towards the lower fells of Black Combe, while a river runs alongside the grounds, creating a peaceful and picturesque setting.

Combining substantial and versatile accommodation with an abundance of original character, extensive grounds and the additional Gardeners Cottage, Mill Holme House offers a rare opportunity to create a truly exceptional family home, lifestyle property or multi-generational residence.

MILL HOLME HOUSE

Entrance Hall

28'5" x 5'11" (8.686 x 1.821)

Porch

10'1" x 4'8" (3.093 x 1.442)

Sitting Room

18'0" x 13'7" (5.494 x 4.157)

Living Room

19'5" x 13'7" (5.925 x 4.145)

Dining Room

16'5" x 13'4" (5.020 x 4.081)

Kitchen-Diner

16'0" x 11'5" (4.886 x 3.500)

Utility

9'4" x 6'1" (2.856 x 1.875)

Ground Floor WC

7'1" x 3'7" (2.181 x 1.106)

Cellar Room

10'0" x 9'1" (3.066 x 2.790)

First Floor Landing

23'11" x 7'11" (7.307 x 2.430)

First Floor WC

6'10" x 4'0" (2.086 x 1.228)

Family Bathroom

10'4" x 8'6" (3.150 x 2.598)

Bedroom One

19'3" x 11'3" (5.891 x 3.444)

Bedroom Two

18'1" x 11'10" (5.516 x 3.629)

Bedroom Three

13'6" x 13'4" (4.122 x 4.087)

Bedroom Four

15'1" x 11'9" (4.606 x 3.582)

Bedroom Five

9'10" x 9'6" (3.014 x 2.898)

Third Floor Open Area One

14'4" x 11'3" (4.372 x 3.450)

Third Floor Open Area Two

23'1" x 6'2" (7.046 x 1.902)



- Impressive Victorian country residence
- Set within mature gardens and woodland
 - Five/Eight bedrooms
- Views towards the lower fells of Black Combe
 - EPC C

- Adjoining 1 bed self-contained cottage
- characterful family home retaining many original features
 - Three reception rooms
- Remarkable collection of outbuildings
 - Council Tax Band F



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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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		