



Spring House, Corney

£400,000

Spring House , Corney, Millom, LA19 5TL

A rare opportunity to acquire a charming detached residence dating back to circa 1820, beautifully positioned in Corney, within 1.5 miles from the picturesque village of Bootle and enjoying breathtaking views of the surrounding countryside. Requiring a degree of modernisation, this characterful home offers an exciting chance to create a bespoke residence while preserving its rich period features.

Quick Overview

- Detached 1820's house
- Spectacular views
- Four bedrooms
- Two reception Rooms
- Character and original features
- Cellar and loft rooms
- 2 Acre garden including fenced paddock
- Garage and driveway parking
- Requires modernisation
- Standard Broadband



4



1



2



TBC



Standard
Broadband
Available



Garage and
Driveway parking

Property Reference: ULV1047



Entrance Hall



Entrance Hall



Kitchen



Living Room

The accommodation is both spacious and versatile, currently comprising three bedrooms plus a loft room, which could serve as a fourth bedroom, along with two additional attic storage areas.

Upon entering, you are welcomed by an impressive entrance hallway featuring a stunning original staircase and a striking feature window. The ground floor also includes a utility room, two WCs, and access to a substantial cellar divided into three separate rooms. Patio doors from the cellar area open onto the rear garden via stone steps.

Leading from the hallway are two reception rooms. The first is a generously sized space overlooking the rear garden, complete with a multi-fuel Ecosy boiler stove (must use smokeless briquettes along with well seasoned logs) a large wooden single-glazed sash window and original doors and casing details. This room flows into the kitchen, which is fitted with a range of wall and base units.

The second reception room features a solid-fuel coal fire and a wooden single-glazed sash window with delightful garden views, again retaining beautiful period features.

The kitchen and dining area offers ample space for family living and entertaining, with a range of fitted units and room for a dining table, complemented by a traditional wooden sash window.

The first-floor landing leads to three bedrooms. The master bedroom, located at the rear, enjoys spectacular elevated views across the approximately 2-acre garden, surrounding countryside, and towards Bootle Beach. On clear days, views extend as far as the Isle of Man. This room also benefits from a large walk-in dressing room, which offers excellent potential to be converted into an en-suite.

Bedroom two, positioned at the front, is a comfortable double room with a small en-suite featuring an electric shower and wash hand basin, along with a useful storage cupboard housing the immersion heater. Bedroom three, located at the rear, is another well-proportioned double room with attractive garden and countryside views.

The main bathroom is accessed from the landing and includes a separate WC, storage cupboard, and a frosted uPVC double-glazed window.

The attic room (potential fourth bedroom) is accessed via a secondary staircase and offers excellent scope for further development. Currently featuring a removable partition wall, it could be transformed into a large open-plan space. The room benefits from both a Velux-style window and a side-facing uPVC double-glazed window. Two additional attic rooms provide further storage or potential for occasional use.

The property also boasts a substantial cellar, divided into three versatile rooms, ideal for use as workshops, storage, or additional living space. One room features patio doors leading directly to the rear garden, while another benefits from natural light via a uPVC double-glazed window.

Externally, the front of the property includes a garage/workshop with a mezzanine floor above, formerly an old stable. A private gated driveway and off-road parking area are perfectly positioned to take in the uninterrupted views towards Scafell Pike and the surrounding fells.

To the rear, the property is set within approximately 2 acres of mature gardens, featuring established trees, shrubs, and planting. The grounds attract an abundance of wildlife, particularly birdlife, and include a large patio area ideal for outdoor entertaining.

To the side lies a paddock suitable for ponies, included within the sale, along with several outbuildings. Additional features include a septic tank and a private water supply with storage tank.

This is a truly unique opportunity to acquire a period home in an exceptional



Spring House



Aerial photo house and sea



Spring House



Living Room



Bedroom One



Bedroom Two

setting, offering both charm and significant potential. Early viewing is highly recommended to fully appreciate all that this property has to offer.

Location Bootle is a small village located in the county of Cumbria, England. It is situated on the western coast of the county, near the Irish Sea. The village has a population of around 1,000 people and is known for its beautiful countryside and stunning views of the sea. Bootle is a popular destination for tourists who come to explore the area's natural beauty and enjoy the peaceful atmosphere.

The property is ideally located just 15 minutes from Bootle Beach, offering easy access to scenic coastal walks and sea views. There are local schools close by Waberthwaite School and Captin Shaw's school in Bootle village making it a convenient choice for families. Bootle also benefits from its own train station, providing links to the mainline network, along with a local bus service that connects the village to surrounding areas.

One of the main attractions in Bootle is St. Michael's Church, which dates back to the 12th century. The church is a beautiful example of Norman architecture and is known for its stunning stained glass windows. The small church of St John's in Corney is closer and can be seen from Spring House. .

Bootle is also home to a number of local businesses, including a post office, a convenience store and The Byre is a popular cafe. The nearest pub is the Brown Cow at Waberthwaite. The village is surrounded by farmland and is known for its agricultural heritage. Visitors can take a walk through the countryside and enjoy the stunning views of the sea and the nearby Lake District National Park. Overall Corney and Bootle together is a charming area that offers visitors a peaceful retreat from the hustle and bustle of city life.

Accommodation With approximate measurements

Entrance Hall 31' 2" x 5' 2" (9.51m x 1.59m)
Kitchen 15' 3" x 12' 6" (4.65m x 3.82m)
Utility Room 8' 4" x 8' 9" (2.56m x 2.67m)
Dining Room 14' 6" x 10' 7" (4.42m x 3.23m)
Living Room 14' 6" x 12' 7" (4.44m x 3.84m)
Downstairs WC 4' 5" x 3' 6" (1.36m x 1.09m)
First Floor
Landing 9' 9" x 7' 2" (2.99m x 2.19m)
Bedroom One 15' 2" x 9' 11" (4.63m x 3.04m)
Bedroom Two 14' 7" x 12' 7" (4.45m x 3.86m)
Bedroom Three 14' 6" x 10' 5" (4.43m x 3.20m)
Dressing Room 10' 2" x 7' 2" (3.11m x 2.20m)
Bathroom 5' 9" x 10' 5" (1.77m x 3.20m)
WC 2' 9" x 5' 3" (0.84m x 1.61m)

Floor Two

Attic Room 11' 1" x 18' 2" (3.38m x 5.54m)
Attic Room 23' 3" x 12' 9" (7.09m x 3.90m)
Cellar Room 14' 3" x 10' 6" (4.35m x 3.21m)
Cellar Room 14' 3" x 11' 0" (4.35m x 3.36m)

Property Information

Tenure Freehold (Vacant possession upon completion).

Services Mains electricity, partially electric heating, private water, septic tank. Septic Tank - 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.

Broadband Standard Broadband available.

Mobile Services Mobile coverage EE, Vodafone and O2 Good coverage, 3 - average coverage.



Aerial photo showing paddock and garden



Aerial View



Views



View from Spring House



Aerial photo of Spring House

Council Tax Band Cumberland District Council Band E.

Directions Head north-east on the A590. At Greenodd turn left onto the A5092 (signposted Millom/Workington). Follow the A5092 (signposted Millom/ Workington) for 6 miles until it naturally becomes the A595 at Grizebeck. Follow the A595 westward and then north towards Bootle (15 miles). Half a mile north of Bootle village take a right turn onto the first minor road signposted Corney. Spring House can be found 1 1/2 miles along this road on the left hand side.

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