



The Green

£375,000

Haws Barn, The Green, Millom, LA18 5HQ

Set on the edge of The Green with commanding views over the Duddon Estuary, Haws Barn is a striking barn conversion offering 2,276 sq. ft of versatile living space, its own fell land, and a lifestyle defined by natural beauty and privacy. The accommodation is both flexible and welcoming, with four double bedrooms (including a principal ensuite), a Jack & Jill bathroom, farmhouse-style kitchen, dining room, living room, and utility. The design makes the most of the scenery, with terrace and gardens enjoying sweeping estuary views. A large double garage with attic provides further space and potential, while the private fell land offers a rare opportunity for those who love the outdoors.

Quick Overview

- 2,276 sq. ft space
- Private fell land
- Estuary panoramas
- Four double bedrooms
- Jack & Jill bathroom
- Ensuite
- Close to Amenities
- Large double garage
- Terrace & patio
- Standard Broadband Available



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Broadband



Off Road +
Garage

Property Reference: ULV1019



Property Description Set on the edge of The Green, with commanding views across the Duddon Estuary, Haws Barn is an exceptional barn conversion offering 2,276 sq. ft of versatile living space including garage and attic, its own fell land, and a rare blend of character, comfort and scenery.

This is a property for those who love the outdoors, from sunrise walks over your private fell to evenings watching the sunset over the estuary. The sense of space and tranquillity here is matched by the home's flexibility, making it ideal for families, second homeowners, or anyone seeking a lifestyle defined by natural beauty and privacy.



The entrance porch leads into a welcoming living room, before connecting to a ground-floor bedroom with a Jack & Jill bathroom. Stairs rise to the upper floor, with three further doubles including a principal with an ensuite, while a separate flight leads down to the terrace level. Here, a well-equipped kitchen opens into a dining room and a practical utility with direct access to the terrace and gardens, perfectly placed to soak in the sweeping estuary views.

Adding further appeal, the property includes a large double garage with its own attic, offering excellent storage or potential for workshop space. Combined with the fell land, terrace, and private gardens, Haws Barn is a home of rare opportunity and lifestyle appeal.



Location Located within The Green a popular area on the outskirts of Millom with easy reach of local amenities and transport links, Haws Barn offers the best of both worlds, a peaceful rural retreat with all the conveniences of modern living. Don't miss the opportunity to make this countryside haven your own. <https://w3w.co/mission.treble.lingering>

Accommodation (with approximate measurements)

Ground Floor

Kitchen 22' 11" x 14' 2" (6.99m x 4.32m)

Dining Room 16' 6" x 10' 1" (5.03m x 3.07m)

Utility 5' 11" x 10' 0" (1.8m x 3.05m)

First Floor

Porch 4' 8" x 9' 0" (1.42m x 2.74m)

Landing 11' 4" x 5' 6" (3.45m x 1.68m)

Living Room 22' 10" x 9' 10" (6.96m x 3m)

Bedroom One 11' 2" x 14' 3" (3.4m x 4.34m)

Bathroom 5' 2" x 10' 6" (1.57m x 3.2m)

Second Floor

Landing 13' 3" x 3' 11" (4.04m x 1.19m)

Bedroom Four 9' 6" x 10' 8" (2.9m x 3.25m)

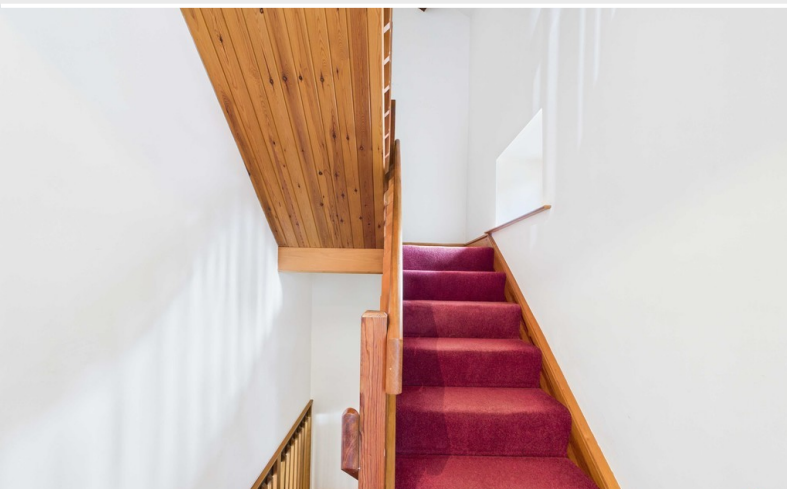
Bedroom Three 12' 9" x 10' 9" (3.89m x 3.28m)

Bedroom Two 14' 2" x 14' 0" (4.32m x 4.27m)

Ensuite 2' 3" x 9' 10" (0.69m x 3m)







Garage 19' 8" x 20' 7" (5.99m x 6.27m)

Services: Oil Fired Central heating, Mains Electric and Water, Septic Tank Drainage.

Water is on a meter

Septic Tank is located in the linked field

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 that may be able to assist.

Council Tax Council Tax band E

Tenure: Freehold. Vacant possession upon completion

Viewings Strictly by appointment with Hackney & Leigh.

Energy Performance Certificate 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 £1100 - £1200 per calendar month. For further information and our terms and conditions please contact the Office.

Material Information Rights of access down private lane to property - upkeep of lane shared with other property Adjoining house along the rear passageway of the property
Garden field has a separate title but is to be sold as part of the whole property as advertised

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 £42.67 (inc. VAT) per individual or £36.19 (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 £120 (incl. vat).





Disclaimer All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 24/9/2025

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Opening Hours:

Monday	9am - 5pm
Tuesday	9am - 5pm
Wednesday	9am - 5pm
Thursday	9am - 5pm
Friday	9am - 5pm
Saturday	9am - 1pm

Services at no extra cost:

- Sales Valuations
- Professional Advice
- Evening & Weekend Viewings
- Multi-channel Marketing
- Property Walkthroughs
- Professional Photography

Viewings available 7 days a week
including evenings with our
dedicated viewing team
Call 01229 582891 or request
online.

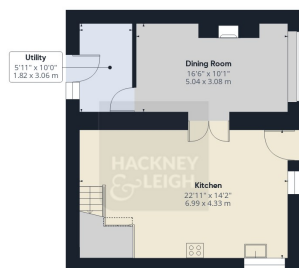


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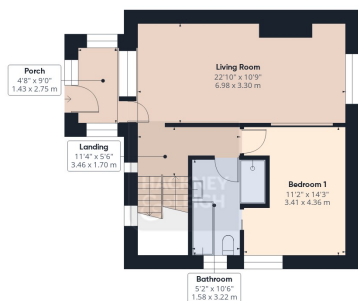


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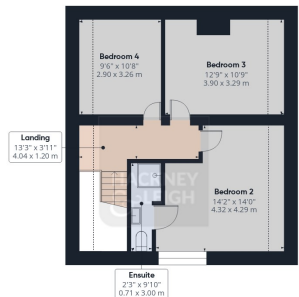
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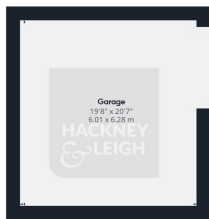
Floor 0 Building 1



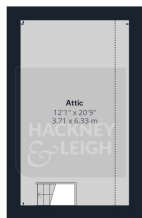
Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2



Floor 1 Building 2



Approximate total area^m
 2276 ft²
 211.5 m²
 Reduced headroom
 99 ft²
 9.2 m²

(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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