



## 46 Pannatt Hill

Millom, LA18 5DH

Offers In The Region Of £395,000



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#### *Stunning Five Bedroom Detached Family Home in a Picturesque Location*

*Situated just outside the town centre of Millom, at the end of a quiet cul-de-sac, this exceptional five-bedroom detached home enjoys uninterrupted views across the surrounding countryside and fells. Beautifully presented throughout, this property offers an ideal "turn-key" opportunity for families seeking space, comfort and a semi-rural setting.*

*The ground floor features a spacious open-plan lounge complete with a charming multi-fuel stove, creating a warm and inviting living space. The modern fitted kitchen/diner provides the perfect setting for family meals and entertaining.*

*To the first floor are four generous double bedrooms and a fifth single bedroom, currently utilised as a home office, offering flexibility for modern living. A stylish three-piece family bathroom completes the internal accommodation.*

*Externally, the property benefits from off-road parking, a double garage, and a well-maintained front garden. The rear garden offers excellent outdoor living space, with a combination of decking, lawn and patio areas — ideal for relaxing and entertaining while enjoying the open views.*

*Early viewing is highly recommended.*

Upon approach, the property immediately impresses with a driveway providing ample off-road parking, a well-maintained front lawn, and attractive slate steps bordered by gravel and stone edging. The white rendered exterior is enhanced by distinctive oriel windows, while a detached garage sits at the top of the driveway.

An attractive composite front door with frosted glass side panels opens into a welcoming entrance hall, providing access to the ground floor rooms.

The lounge is a generously proportioned and inviting space, featuring two charming oriel windows overlooking the front of the property. A multi-fuel burner creates a cosy focal point, while a staircase from the lounge leads to the first floor.

To the rear, the impressive open-plan kitchen/dining room offers an excellent space for modern family living. Double sliding glass doors open directly onto the rear garden, allowing natural light to flood the room. The kitchen is fitted with a good range of base units and features a central island, with a breakfast bar subtly separating the kitchen from the dining area — perfect for both everyday living and entertaining. A convenient ground floor WC completes this level.

To the first floor are four well-proportioned double bedrooms, all exceptionally presented, and a fifth bedroom, currently used as a home office, which enjoys beautiful views across the surrounding countryside. The family bathroom is stylishly finished with tiled walls and comprises a bath with overhead shower, WC, and vanity unit.

The rear garden is thoughtfully arranged across several areas, including a raised decking space designed to make the most of the stunning open views, a dedicated BBQ area, and a lawned section — ideal for families and outdoor entertaining.

A truly fantastic family home offering space, style, and picturesque surroundings.

#### **Hallway**

**6'11" x 7'7" (2.110 x 2.323)**

#### **Lounge**

**27'6" x 13'11" (8.391 x 4.267)**

#### **Kitchen/Diner**

**12'10" x 27'5" (3.926 x 8.366)**

#### **Bedroom One**

**10'11" x 13'11" (3.345 x 4.248)**

#### **Bedroom Two**

**11'0" x 13'3" (3.357 x 4.041)**

#### **Bedroom Three**

**10'10" x 12'10" (3.304 x 3.928)**

#### **Bedroom Four**

**12'10" x 9'10" (3.931 x 3.003)**

#### **Office/Bedroom Five**

**6'10" x 14'10" (2.088 x 4.528)**

#### **Family Bathroom**

**8'8" x 6'0" (2.666 x 1.842)**

#### **WC**

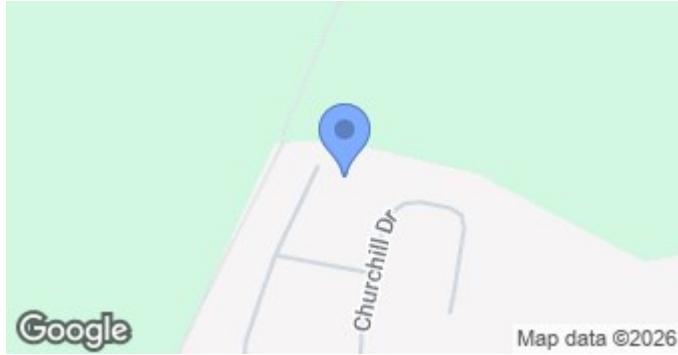
**6'10" x 6'10" (2.099 x 2.083)**



- Family Home
- Five Bedrooms
- Exceptional Unobstructed Views
- Off Road Parking
- Council Tax D
- Ideal Outdoor Living Space
- Multi Fuel Burner
- Double Garage
- Large Open Kitchen/Diner
- EPC D



## 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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	