



Mill House, Bridgefoot, Workington, CA14 1YF

Guide Price £400,000

PFK

Mill House

The Property:

Welcome to this enchanting four bedroom, two bathroom detached house that perfectly balances rustic charm with modern comforts. Stepping inside, you are greeted by a series of inviting reception rooms, each filled with characterful details. Exposed wooden beams and beautiful wooden flooring are showcased throughout, from the spacious, vaulted ceiling living area with its striking stone feature wall and wood burning stove, to the elegant dining room where an original fireplace awaits family gatherings. Large windows and skylights are thoughtfully placed to bathe each room in natural light, enhancing the airy atmosphere and drawing attention to period features, decorative fireplaces, and vibrant mural accent walls that bring a touch of individuality to the bedrooms. The classic, country style kitchen is a true heart of the home, featuring a warm Aga stove.

Beyond the living spaces, this property boasts an extensive range of features designed for comfort, convenience, and family friendly living. Two spacious bathrooms offer both walk-in showers and bath tubs with elegant tile work and wooden panelling, ensuring a relaxing start or end to your day. Ample built-in storage and a charming pantry with rustic stone walls provide practical solutions for busy households.



Mill House

The property continued...

Outdoors, the appeal continues with a sprawling mature garden filled with vibrant shrubs and mature trees, perfect for children to play or for hosting summer gatherings. Multiple outdoor seating areas and a private garden retreat offer tranquil spots to unwind, while the generous gravel driveway ensures ample offroad parking for several vehicles. Additional stone built outbuildings and a high ceilinged garage with workshop space provide versatile options for storage, hobbies, or future projects. The picturesque stone facade and welcoming entryway complete the property's irresistible blend of period allure and modern family living.

This unique and character filled home is a rare find, offering a perfect setting for families seeking space, charm, and flexibility. With its extensive garden, multiple reception rooms, abundant natural light, and generous parking, early viewing is highly recommended as this property is expected to generate significant interest. Don't miss the chance to make this exceptional house your next family home.





Mill House

Location & directions:

Bridgefoot is a small rural hamlet just off the A66, enjoying easy access to Cockermouth, Workington and the Lake District.

Directions

The property can be found under postcode CA14 1YF

- 4 bed, 2 bath character home
- Large reception rooms with period features
- Substantial plot with wraparound gardens
- Multiple outbuildings & two garages
- Quiet rural village location
- EPC rating TBC
- Council Tax: Band C
- Tenure Freehold



ACCOMMODATION

Entrance Hallway

7' 7" x 8' 6" (2.30m x 2.59m)

Accessed via wooden external door with glazed inserts, exposed oak lintels, stone detailing, stone flagged flooring.

Ground Floor Hallway

6' 0" x 9' 9" (1.84m x 2.96m)

Front aspect, pine staircase to first floor, exposed oak lintel and stone detailing, stone flagged floor.

Lounge

18' 8" x 14' 3" (5.68m x 4.34m)

A beautiful, high ceilinged light and airy room with exposed pine beams, stone wall detailing, pine floorboards, multi fuel stove, point for TV, spotlighting, Oak ladder access to mezzanine area.

Snug/ Office

16' 0" x 11' 4" (4.88m x 3.46m)

Situated on the same floor as the lounge, a comfortable flexible usage space ideal as a home office, study or playroom. Pine beam and floorboards, stone wall detailing.

Mezzanine

15' 10" x 12' 2" (4.82m x 3.71m)

Accessed via oak ladder from the lounge, a flexible usage space which could be a home office, library, or as it is currently utilised - a fantastic storage area.

Bedroom 1

15' 6" x 11' 4" (4.73m x 3.45m)

Large ground floor dual aspect bedroom with exposed beams, stone wall details and stone flagged floor.

Bathroom

9' 2" x 10' 2" (2.79m x 3.10m)

Rear aspect ground floor bathroom comprising large walk in shower, WC, wash hand basin, bidet and bath. Tiled walls and flooring, built in storage cupboard.



Laundry Room

11' 6" x 5' 3" (3.50m x 1.60m)

Rear aspect room with wooden external door. Belfast sink, plumbing for undercounter washing machine, mains gas condensing boiler, tiled splashback and flooring.

Kitchen

11' 4" x 11' 3" (3.45m x 3.44m)

Rear aspect room with open plan access to the dining room, the kitchen comprises a range of solid wood base units with a complementary countertop, mains gas fired Aga, plumbing for undercounter dishwasher, space for undercounter fridge, tiled flooring.

Dining Room

17' 6" x 10' 6" (5.34m x 3.19m)

Front aspect high ceilinged room, picture rail, feature cast iron fireplace with slate hearth, exposed floorboards, space for a 6 person dining table. Open plan access to the kitchen.

Living Room

17' 6" x 15' 3" (5.34m x 4.64m)

Light and airy front aspect room with door to front of property, high ceiling, picture rail, cast iron fireplace in ornate granite hearth and surround. Traditional alcove shelving and storage units, point for TV, exposed floorboards.

Rear Hallway

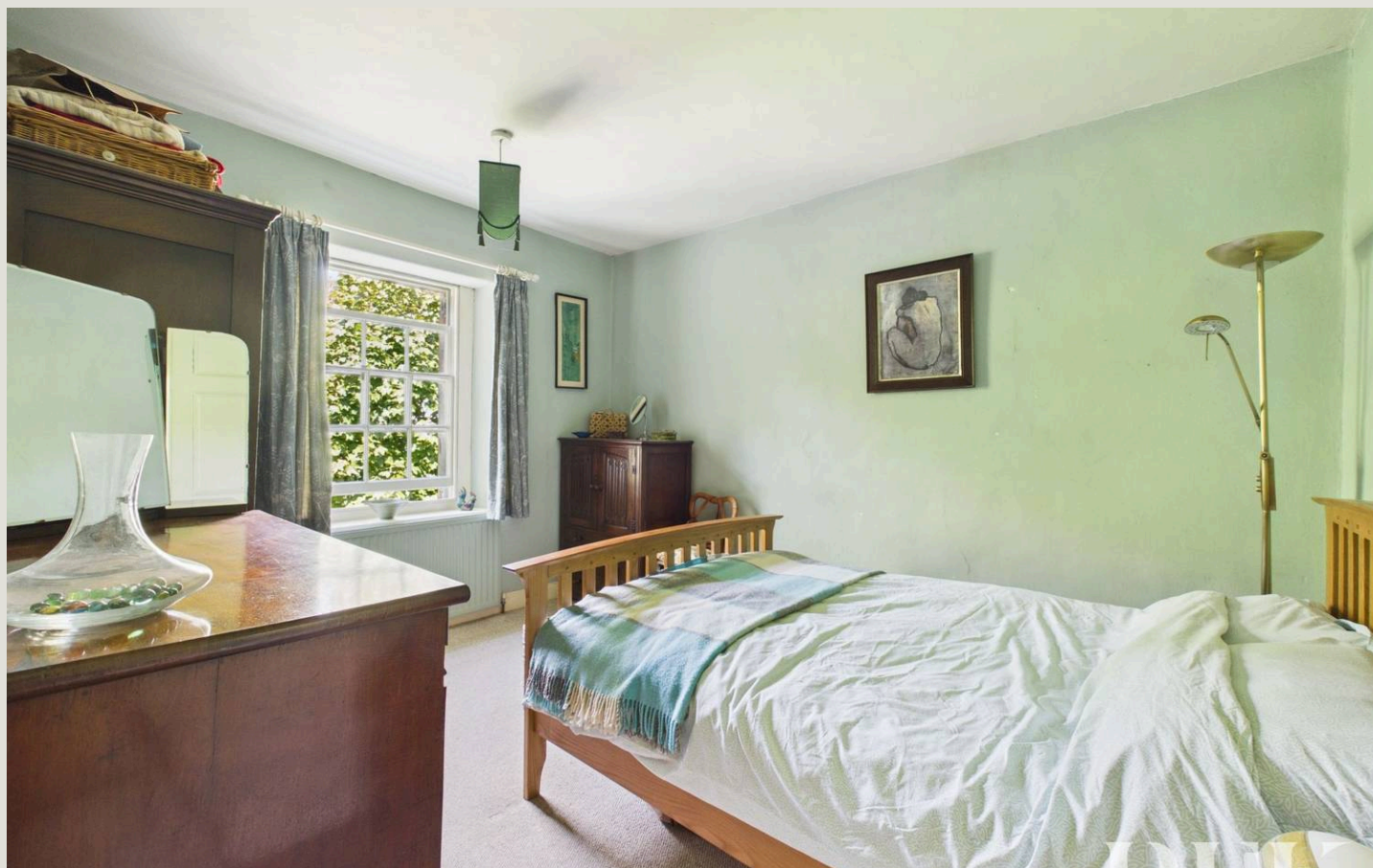
3' 8" x 5' 11" (1.13m x 1.80m)

Stairs to first floor, built in understairs storage cupboard, tiled floor.

Pantry

5' 7" x 5' 0" (1.70m x 1.53m)

Rear aspect room with exposed stone walls, exposed stone flag flooring, ceiling hooks, wall mounted shelving, original stone countertops.



Landing

8' 8" x 5' 10" (2.63m x 1.79m)

Half landing with rear aspect window.

Bedroom 2

12' 4" x 9' 11" (3.77m x 3.02m)

Light and airy rear aspect double bedroom.

Bedroom 3

10' 11" x 9' 9" (3.34m x 2.96m)

Light and high ceilinged front aspect room with exposed floorboards.

Bedroom 4

7' 1" x 12' 11" (2.15m x 3.94m)

Light and airy high ceilinged double bedroom with exposed floorboards and feature cast iron fireplace.

Bathroom

11' 10" x 6' 2" (3.60m x 1.87m)

Rear aspect room comprising three piece suite with shower over bath, WC and wash hand basin. Tiled walls and built in storage cupboard, loft access via hatch.

OUTBUILDINGS

Sat within the properties grounds are a range of stone built outbuildings and two garages, immensely useful for workshop or storage spaces, with some large enough for interesting conversion opportunities subject to the appropriate planning permissions. Building 1. 3.60 x 3.88 metres Outside WC. 1.44 x 0.87 metres Building 2. 3.46 x 3.63 metres Building 3. 1.90 x 2.74 metres Building 4. 2.25 x 2.80 metres Building 5. 6.47 x 3.70 metres Garage 1. 6.62 x 4.60 metres. Substantial stone built garage with ample parking for a small motorhome or caravan, or is ideal as a workshop or home gym. Ladder leads to a first floor storage area. Garage 2. 4.83 x 4.67 metres. attached to the main house and currently utilised as a large workshop space.





EXTERNALLY

Garden

The property sits within a substantial plot and enjoys large wraparound gardens with mature trees, shrubbery and perennials, several stone built outbuildings and garages with workshop usage or potential, and sitting areas.

Driveway

5 Parking Spaces

A substantial gravel driveway and parking area comfortably accommodates five cars.

Garage

Triple Garage

Two garages provide parking space for 3 cars.

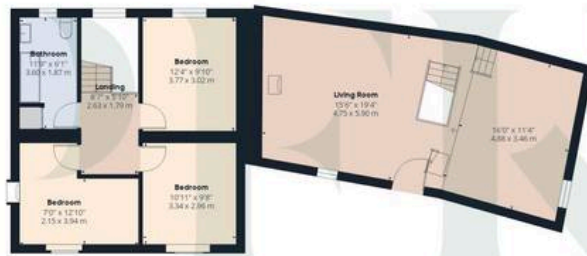




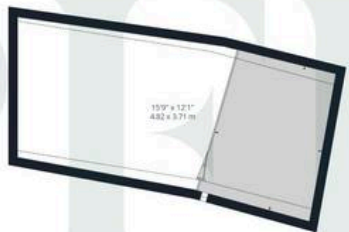




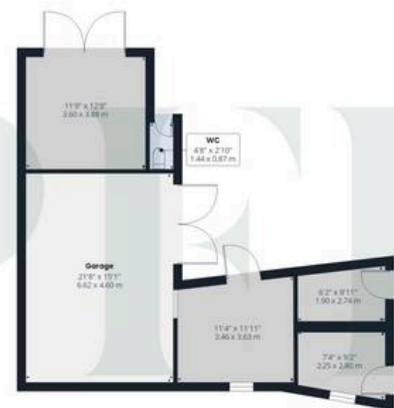
Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2



Floor 0 Building 3

Approximate total area⁽¹⁾
 3388 ft²
 314.4 m²

Reduced headroom
 52 ft²
 4.8 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.

ADDITIONAL INFORMATION

Services

Mains gas, electricity, water & drainage. Gas fired central heating installed. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Referral Fee Disclosure

PFK works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT):

- Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd, Beyond Conveyancing Ltd): £120 to £240 per completed sale or purchase.
- Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price.
- Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products.
- EPCs (M & G EPCs Ltd): £25 for EPC
- Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.





PFK Estate Agency Cockermouth

68 Main Street Cockermouth, Cumbria - CA13 9LU

01900 826205

cockermouth@pfk.co.uk

www.pfk.co.uk/

PFK

