



South Wing, Low Mill House, Low Mill, Egremont, CA22 2UE

Guide Price £465,000

PFK

South Wing

The Property:

Steeped in history and dating back to circa 1760, South Wing forms part of the historic Low Mill estate and was originally constructed to provide servants' accommodation and kitchens for the main house. Today, this beautiful character home successfully combines its rich heritage with modern family living, retaining a wealth of original features throughout. At the heart of the property is the impressive dining kitchen, formerly the servants' kitchen, featuring striking apex beams, an inglenook fireplace with historic bread oven and ample space for entertaining. The spacious lounge, once the main kitchens for the estate, boasts a stunning fireplace housing a multifuel stove, a separate dining area and an abundance of character. A useful study sits just off the lounge, whilst a unique room located midway up the staircase, currently styled as a charming children's "boat room" and secret den, also offers an ideal home office or hobby space.

The first floor provides three well proportioned bedrooms, a family bathroom and an additional shower room, creating excellent flexibility for family life. Adjoining the main residence is a beautifully refurbished self-contained annexe with its own independent access and a dedicated garden area to the front. Finished to a high standard, the annexe offers exceptional versatility, whether for multi-generational living, guest accommodation or as a potential holiday let opportunity in this highly accessible west Cumbrian location.



South Wing

The property continued....

Externally, South Wing enjoys extensive grounds and excellent outbuildings. A shared approach leads to generous private driveway parking for several vehicles, a substantial garage and adjoining workshop. The mature walled garden is a particular feature, enclosed by original sandstone walls and offering lawns, established planting, a pond, greenhouse, log store and ample space for families to enjoy. Beyond the garden lies an adjoining paddock extending to approximately 3.14 acres, included within the sale and offering exciting lifestyle, equestrian or smallholding potential. There is scope to create direct access from the garden into the paddock, whilst separate gated access is available via the side of Low Mill House.

In addition, a further field extending to approximately 8.06 acres and reaching down towards the river Ehen is available by separate negotiation, presenting a rare opportunity to acquire over 11 acres of land in total.

Offering character, versatility and outstanding outdoor space, South Wing is a truly unique home with annexe accommodation, extensive gardens and land, perfectly positioned between the coast and the Lake District.

- Beautiful circa 1760 character property with a wealth of original features
- EPC rating TBC
- Tenure: Freehold
- Council Tax: Band D





South Wing

Location:

Low Mill enjoys a highly convenient position on the edge of Egremont, ideally situated between the coastal village of St Bees and the larger service centre of Beckermest, making it well placed for both daily amenities and access to west Cumbria's coastline. Residents benefit from excellent connectivity to the region's major employment hubs, including the Sellafield nuclear complex and its extensive supply chain businesses located along the west coast corridor. The property is perfectly positioned for those seeking a balance between countryside living and accessibility. The western boundary of the Lake District National Park is only a short drive away, providing immediate access to some of Cumbria's most spectacular landscapes, walking routes, cycling trails and outdoor pursuits. Popular destinations including Ennerdale Water, Wasdale, Loweswater and the western lakes can all be reached easily from the property. Despite its rural setting, Low Mill offers excellent transport links to Whitehaven, Workington and Carlisle via the A595, while nearby St Bees provides rail connections along the scenic Cumbrian Coastal Line.



The combination of historic surroundings, generous grounds, accessible employment opportunities and proximity to both the coast and the Lake District makes South Wing an attractive proposition for families, professionals, retirees and those seeking a lifestyle property in one of west Cumbria's most desirable locations.

ACCOMMODATION

MAIN HOUSE

Breakfasting Kitchen

20' 10" x 11' 11" (6.35m x 3.64m)

UPVC entrance door opening to a beautiful kitchen with sloped ceiling and stunning apex beams, historic bread oven beside a large inglenook fireplace provides the focal point of the room. The kitchen itself is fitted with a range of traditional shaker style wall and base units with solid oak work surface incorporating a 1.5 bowl sink and drainer unit, and breakfast bar seating. Gas cooker with electric oven and grill, freestanding dishwasher and washing machine. Oil fired boiler, space for fridge/freezer. Opening to lounge.

Lounge

21' 2" x 15' 4" (6.44m x 4.68m)

Formally the main kitchen, a beautiful reception room with high ceiling, original fireplace which has been remodelled to house a multifuel stove, original cornicing, picture rail, large window, door to small office, access to first floor and opening to a separate dining area.

Dining Area

15' 1" x 6' 8" (4.60m x 2.03m)

Large windows to front elevation, downlights.

Office

7' 8" x 4' 6" (2.34m x 1.37m)

Small window and radiator.

Boat Room

Accessed part way up the stairs, this was the original butler's room with original meat hooks still in the ceiling, now fitted with a child's single bunk bed with underbed storage and play area in the style of a boat.



FIRST FLOOR LANDING

Shower Room

7' 6" x 4' 5" (2.29m x 1.34m)

Featuring stone sink set on floating wooden vanity unit with wall mounted tap, large walk in cubicle with mains shower. Fully tiled walls and flooring, chrome radiator.

Family Bathroom

9' 11" x 5' 2" (3.03m x 1.58m)

Fitted with modern white suite comprising close coupled WC, wash hand basin set on floating vanity unit and panelled bath. Coved ceiling, part tiled walls, window and radiator. Wall mounted bathroom cabinet with mirrored doors and LED lighting.

Bedroom 1

16' 1" x 11' 0" (4.90m x 3.36m)

Large principal bedroom with coved ceiling, window and radiator.

Bedroom 2

16' 0" x 9' 0" (4.87m x 2.74m)

Double bedroom with storage/airing cupboard, window and radiator.

Bedroom 3

6' 4" x 9' 10" (1.94m x 3.00m)

Window and radiator.



ANNEXE

Hallway

Approached via UPVC door. Opening to kitchen.

Kitchenette

11' 3" x 7' 9" (3.44m x 2.36m)

Currently utilised as a utility for the main house, this could become a kitchen if the annexe were to be used as a holiday let or for a dependent. Fitted with wall and base units and complementary work surfacing incorporating a 1.5 bowl sink and drainer. Plumbing for a washing machine, tumble dryer and fridge. Storage cupboard, tiled flooring, window. Door to shower room and lounge/bedroom.

Lounge

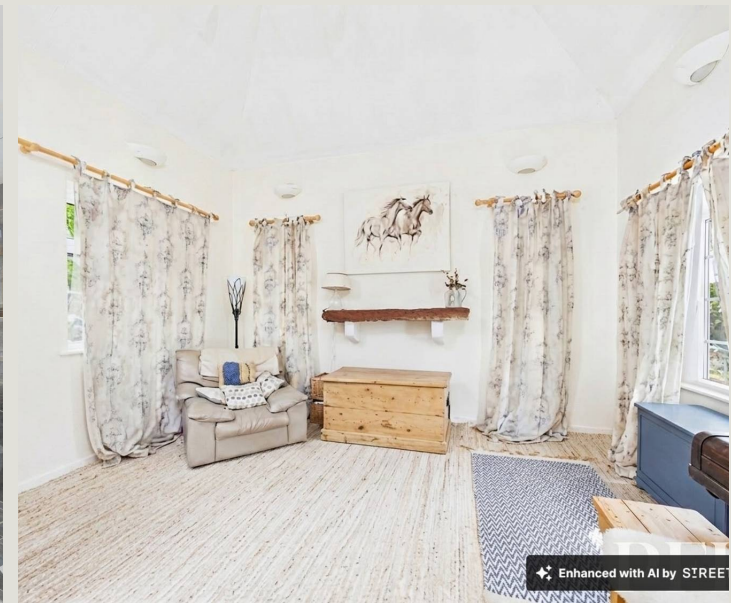
16' 2" x 14' 2" (4.92m x 4.32m)

Bright room with windows to front, side and rear, mezzanine level provides scope to be used for a bed or office, but would require stairs to be fitted for access. Pitched ceiling with Velux windows.

Shower Room

11' 6" x 6' 4" (3.50m x 1.93m)

Fitted with stylish 3 piece suite comprising close coupled WC, wash hand basin set on vanity unit and large walk in shower with rainfall shower, fully tiled walls and floor, chrome towel rail radiator. Wall mounted bathroom cabinet with mirrored doors and LED lighting.





EXTERNALLY

Garden

South Wing enjoys exceptional outdoor space, centred around a beautiful walled garden enclosed by original sandstone walls and offering an ideal setting for families, entertaining and gardening enthusiasts alike. The mature garden incorporates established planting, lawned areas and a peaceful atmosphere, while directly in front of the annex is a delightful garden area which naturally lends itself to private seating and outdoor dining. Beyond the walled garden lies an adjoining paddock extending to approximately 3.14 acres, included within the sale. The field benefits from separate gated access via the side of Low Mill House and, subject to any necessary consents, there is potential to create direct access from the garden by installing a doorway through the existing wall. Additionally, an attractive riverside field extending to approximately 8.06 acres is available by separate negotiation. The field has been valued at £125,000 and, whilst it offers excellent amenity, grazing and recreational potential, prospective purchasers should note that the current owners have been advised by a local planning consultant that it is not considered to have development potential.

Off street

4 Parking Spaces

The property is approached via a shared driveway serving two properties, which in turn leads to a privately owned driveway belonging to South Wing. This provides generous offroad parking for several vehicles and access to a detached garage with an adjoining workshop, creating excellent storage, hobby or workspace facilities.

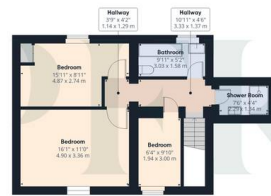








Floor 0 Building 2



Floor 1 Building 1

Approximate total area⁰¹

2116 ft²

196.6 m²

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



ADDITIONAL INFORMATION

Directions

South Wing can be located in Low Mill using either CA22 2UE or W3W///neatly.soulful.wiser

Services

Mains electricity, water & drainage. Oil fired central heating and double glazing installed throughout. Full fibre broadband to the property. 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

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