



Mill Place, Irton, Holmrook, CA19 1UZ

Guide Price **£850,000**

PFK

Mill Place

The Property:

Mill Place is a striking Victorian home set within the village of Irton in the western Lake District. Originally two workers' cottages and now combined to create a substantial and highly versatile residence. The property showcases its heritage through a wealth of retained features, most notably the beautiful stone mullion windows, and original fireplaces. The result is a home with real character and presence, offering well proportioned accommodation that balances period charm with practical, modern living, all within easy reach of some of England's most dramatic landscapes including Wastwater and Scafell Pike.

The flexibility of the layout is a key feature throughout the home, with the ground floor offering a well balanced mix of reception and practical space. This includes a formal lounge with open fireplace, a snug with log burner, a dining room with open fire, an office with open fire, a laundry/utility room and a boot room, plus two additional reception rooms, all arranged to suit both family living and more independent use if required. At the heart of the home is a stunning open-plan dining kitchen with a central island unit, designed as the main social space, with French doors opening directly onto the gardens and grounds.



Mill Place

The Property continued...

The original front door opens to a stone floored entrance porch, leading to a further reception room with quarry tiled flooring, shower room, lounge and office/bedroom, creating a highly self contained section of the property that could readily lend itself to an annexe or holiday let, subject to requirements. To the first floor are five bedrooms arranged around two staircases, served by two bathrooms, one of which benefits from Jack and Jill access to a bedroom and could easily function as an ensuite. The principal suite spans the full width of the house, complete with a dressing area and large ensuite bathroom, offering such generous proportions that it could, if desired, be reconfigured to create an additional bedroom.

Externally, the property offers an exceptional lifestyle setting. Gated access at the front leads to a small private drive, while a separate sweeping driveway opens onto an extensive cobbled courtyard, providing vast parking and direct access to a range of outbuildings. The formal gardens flow gracefully from the house, with steps rising to a recently reinstated swimming pool, positioned to take full advantage of the elevated outlook and the surrounding countryside.



Mill Place

Continued...

Beyond the gardens, a paddock of just under 4 acres extends from the pool, complemented by a stocked orchard and approximately half an acre of woodland, offering both beauty and practical use. A range of outbuildings, including a barn and former stables further enhance the property, making it ideal for equestrian pursuits or those seeking versatile outdoor space. Altogether, the combination of gardens, paddock, pool and outbuildings creates a rare opportunity to enjoy both luxury and functionality in a stunning rural setting.

A home of genuine flexibility, character and lifestyle appeal, set in one of the Lake District's most unspoilt areas, Mill Place is one that must be experienced in person to be fully appreciated.





Mill Place

Location & Directions:

Situated in the village of Irton, Mill Place enjoys a peaceful setting within the western Lake District. The area offers easy access to surrounding fells, woodland and coastline, making it ideal for those who enjoy outdoor pursuits. Nearby villages provide everyday amenities, while the market town of Egremont and the harbour town of Whitehaven offer a wider range of shops, schools and services. The area is well placed for access into the Lake District National Park, a UNESCO World Heritage Site.

Directions

The property can be located using either CA19 1UZ or [W3W///rezoning.bicker.decays](https://www.rezoning.bicker.decays)

- **Substantial Victorian residence in stunning hamlet of Irton formed from two cottages**
- **Tenure: Freehold**
- **EPC Rating TBC**
- **Council Tax Band G**



ACCOMMODATION

Entrance Porch

Approached via wooden entrance door, access to the dining kitchen and utility room.

Kitchen

15' 0" x 13' 7" (4.57m x 4.14m)

Situated at the heart of this stunning property, featuring a large AGA, range of matching solid wood base units, with matching central island unit with granite work surfacing. Ample space for a large dining table with French doors opening onto the patio gardens to the side of the property. Window to front elevation, tiled flooring, door to large walk in pantry and further stable door leading to the side porch and access to potential annexe.

Utility/Boot Room

7' 9" x 12' 5" (2.36m x 3.78m)

Large boot room fitted with a range of wooden wall and base units, with contrasting work surfacing incorporating a stainless steel sink, large storage cupboard, quarry tiled flooring, window to front and door leading to the snug.

Snug

12' 9" x 14' 2" (3.88m x 4.33m)

A cosy snug featuring an attractive wood burning stove set in brick fireplace with solid wood mantel, storage cupboard, understairs storage cupboard, window to front, parquet flooring and door to further reception room (currently used as a treatment room).

Reception Room

10' 10" x 9' 10" (3.29m x 3.00m)

Currently utilised as a treatment room with separate external access, the room features windows to the front and side, feature quarry tiled flooring and staircase leading to the first floor accommodation.



Side Porch

A stable door from the kitchen leads into a small porch with access to the outside patio and further door leading to the laundry room.

Laundry/Utility Room

7' 9" x 13' 5" (2.37m x 4.09m)

Fitted with a range of matching wall and base units with complementary work surfacing incorporating a stainless steel sink and drainer. Window to side elevation, large storage cupboard and access to the dining room.

Dining Room

12' 10" x 14' 9" (3.90m x 4.49m)

Beautiful reception room with original open fireplace, large storage cupboard, window to side providing stunning views over the paddock to the side, parquet flooring and door leading to a large entrance vestibule.

Entrance Vestibule

10' 10" x 9' 8" (3.29m x 2.95m)

With external access it would be possible to section part of this accommodation from the main house to provide a self contained annexe for a dependent relative or holiday let (subject to the appropriate permissions). From here there is access to a shower room and 2 reception rooms, with second staircase leading to the first floor.

Shower Room

7' 10" x 3' 9" (2.38m x 1.15m)

Living Room

14' 8" x 12' 0" (4.46m x 3.65m)

Large reception room with original open fireplace, large window to front with original stone mullions, access to further reception room or potential bedroom should the buyer wish to utilise this part of the house as a self contained annexe.



Office/Bedroom

14' 7" x 13' 0" (4.45m x 3.95m)

Currently utilised as an office but suitable as a further reception room or bedroom. Large window to front with stone mullion surrounds, open fire set in traditional wooden fireplace.

FIRST FLOOR LANDING

Accessible via 2 staircases from the ground floor. Doors to accommodation, radiator.

Principal Bedroom

Bedroom 4.45m x 3.66m Dressing Area 3.83m x 3.05m

Impressive principal suite with 2 large windows to front elevation, both encased with stone mullions and both offering stunning countryside views. The dressing area offers fitted wardrobes and with two entrance doors from the main landing, there is the potential to split the room to create another bedroom if required and subject to the necessary permissions.

Ensuite Bathroom

7' 10" x 8' 11" (2.39m x 2.72m)

Fitted with 3 piece suite comprising close coupled WC, wash hand basin and wood panelled bath. Part tiled walls, window to side elevation with views over the property's land.

Bedroom 2

13' 1" x 9' 11" (3.99m x 3.01m)

Double bedroom with large window offering stunning views over open countryside and over the property's gardens and field, radiator and small corner wash hand basin.

Bathroom

6' 6" x 7' 7" (1.99m x 2.31m)

Fitted with 3 piece suite comprising close coupled WC, wash hand basin and panelled bath. Part tiled walls, window, jack and jill access to bedroom 3.



Bedroom 3

10' 8" x 16' 6" (3.24m x 5.02m)

Large double bedroom with 2 windows providing superb open views over the property's gardens and field. Jack and jill access to the bathroom.

Bedroom 4

17' 1" x 16' 4" (5.20m x 4.97m)

Large double bedroom with dormer window, undereaves storage.

Bathroom

6' 4" x 7' 1" (1.94m x 2.16m)

Fitted with 3 piece white suite comprising close coupled WC, wash hand basin and panelled bath with shower over. Part tiled walls and window.

Bedroom 5

13' 1" x 11' 0" (4.00m x 3.35m)

Double bedroom with window to side and radiator.





EXTERNALLY

Garden

The grounds at Mill Place are a true highlight, offering a beautifully curated blend of formal gardens and natural landscape. Enclosed by traditional stone walls, the gardens are thoughtfully designed with well stocked borders providing colour and interest throughout the seasons. Steps rise gently to a recently reinstated outdoor swimming pool, perfectly positioned to command far reaching views across the adjoining land, a stunning and unique feature that creates an idyllic setting for both quiet relaxation and outdoor entertaining. A charming secret garden offers a peaceful retreat, while a well stocked orchard, complete with greenhouse, adds further interest and variety to the gardens. The wider grounds extend to approximately 4 acres of paddock, complemented by an area of woodland, creating a picturesque and highly usable landscape. Accessed via a sweeping driveway to the side, a large cobbled courtyard provides extensive parking and serves a range of outbuildings, including a wood store, workshop, two storey store and a stable block. Together, the land and buildings offer excellent potential for equestrian use or those seeking a lifestyle property with space, versatility and a strong connection to the surrounding countryside.

DRIVEWAY

10 Parking Spaces

A sweeping driveway to the side of the property leads to a private courtyard to the rear with traditional cobbling. There is also a separate driveway to the other side of the property, with gated access and suitable for 1 vehicle.

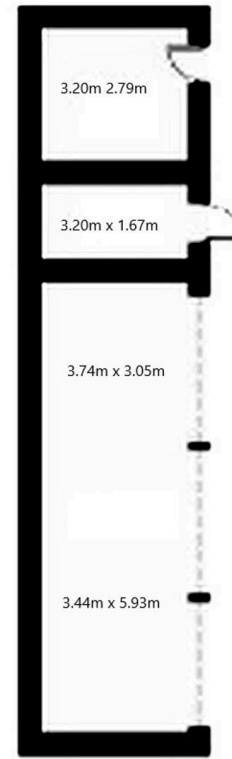


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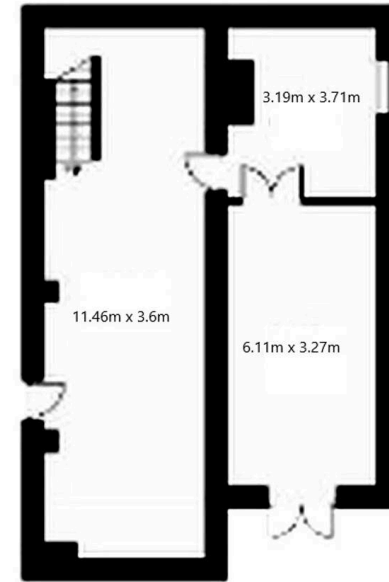
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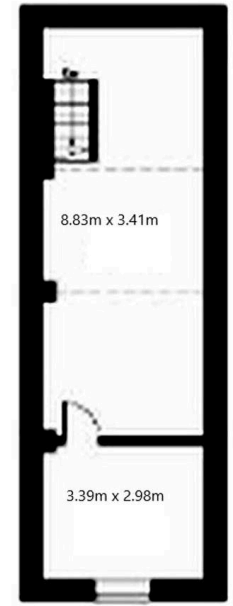




Former Stables



Outbuilding - Ground Floor



Outbuilding - First Floor

ADDITIONAL INFORMATION

Services

Mains electricity, oil central heating, private spring water (with a filtration system), shared septic tank drainage and double glazing installed throughout. 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.

Septic Tank

We have been informed that the property has a septic tank and would advise any prospective purchaser to check it complies with current standards and rules introduced on 1st January 2020.

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): £120 to £210 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.





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