



**Woolly Place Millthrop Mill**  
Sedbergh, Cumbria, LA10 5SJ

**Cobble Country**  
*Dales & lakes*  
Town & Country Property Agents Est. 1992



# Woolly Place Millthrop Mill

## Sedbergh, Cumbria, LA10 5SJ

Woolly Place is a charming detached single story property with a riverside location on the outskirts of the Town of Sedbergh.

This Mill conversion done in 1980 on a building dating back to the 19th century has a spacious feel throughout and affords a large garden plot to include a productive vegetable garden, fruit cages, fruit trees and a greenhouse.

Externally the property benefits from three outbuildings, private parking and drive and a car port. There is also an external power socket and tap for the garden maintenance. The boundaries of the house lead down to the River Rawthey providing the property with fishing rights.

The entrance is via an open porch, which leads into the inner hall. Fitted with built in storage cupboards, the hall provides access into all of the principal rooms. The lounge/dining room is a large open room overlooking the front and side gardens. Original features include exposed beams and exposed stonewalls. There is a gas fire in the sitting area and two sets of double doors, leading to the terrace and to the sun room. The sun room affords lovely elevated views of the established garden.

The kitchen is accessed from the dining area. This is fitted with a range of wall and base units to include a stainless steel one and half sink with drainer, 4 ring gas hob, double oven and recess for an under counter fridge. There is a window to the front and door to the utility room. The utility room has wall and base units continued from the kitchen, a sink with drainer, plumbing and recess for a washing machine and dishwasher. There is a heated cupboard for clothes airing space, door to the hall and external door to the front of the house.

Off the hall is a useful pantry room, with fitted shelving and chest freezer. Along the hall, there is access to the three double bedrooms, single bedroom, the shower room, bathroom, study and workshop. The workshop has wooden double doors to the car port, a fitted storage cupboard, fitted workbench and loft access. The loft is mostly boarded with a fitted ladder, lighting and power.

Woolly Place is situated at 'Millthrop Mill', where there are six other properties. The drive is owned by this property but with shared responsibility for maintenance and Woolly Place affords a more elevated position. The house has lovely views of the fells and river.

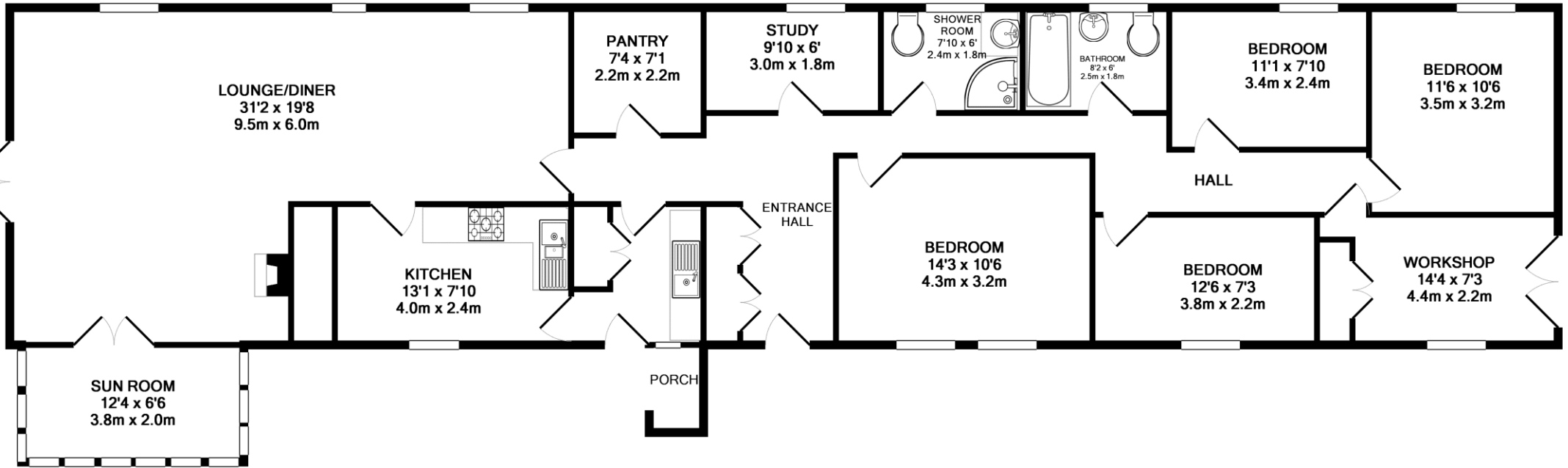
Woolly Place also owns the mill race, which includes a stream and natural woodland area. This starts further up the river at the weir by Settlebeck School.

Energy conservation is a feature of this house. Not only has it got traditional water heating solar panels the present owners have just installed the very latest P.V panels secured at the top rate F.I.T (Feed in tariff). These two systems will significantly reduce the energy bills and also provide some income.

The large riverside gardens, rural location and adaptable accommodation make this a truly unique property.

**Guide Price £449,000**





TOTAL APPROX. FLOOR AREA 1702 SQ.FT. (158.1 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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**SERVICES**

Mains electric, gas and water. Private drainage.

**TENURE**

We are advised by the vendor that the property is Freehold.

**COUNCIL TAX BAND**

We are advised that the property is currently in Band G.

**DIRECTIONS**

From Jct 37 of the M6 Motorway, upon entering Sedbergh take the second right after D.T.Close Service Garage onto Busk Lane, follow this road all the way to the end culminating in a T junction, turn right onto Loftus Hill. After approximately ¼ mile you will approach a bridge, take the right lane immediately before the bridge signed 'Millthrop Mill'. Take the next right, signposted 'Woolly Place' this drive then leads to the property.

Cobble Country wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as a guide only; any floor-plan or map is for illustrative purposes only. Cobble Country, for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Cobble Country has any authority to make or give any representation of warranty in relation to this property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) 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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	81	81

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) 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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	77	77

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**VIEWINGS:** Viewings are strictly by arrangement with the sole agent:

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