



 Old Mill Cottage



## Old Mill Cottage

Dobby Lane, Crook, LA8 8LD

If you are dreaming of a white washed cottage in a picturesque setting within the heart of the Lake District National Park, with countryside walks on the doorstep and a couple of pubs within easy reach, then Old Mill Cottage could be for you.

Whilst the cottage is currently run both as a family holiday home and as a very successful holiday let, it could very easily be a home for permanent living.

### Quick Overview

4 Bedroom Lakeland Cottage

Situated in the Village of Crook

Within the Lake District National Park

South Facing Landscaped Gardens

Garage & Off Road Parking





## Location

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The popular village of Crook is situated within the Lake District National Park and the pretty hamlet of Crook Mill is a much photographed and painted corner with origins dating back to the late 18th century linen and wool trades.

This delightful white painted detached cottage enjoys a long history and now offers excellent four-bedroom, two bathroom living space perfect for permanent living or holiday enjoyment. There is a pub within walking distance and the market town of Kendal is a short drive as is the bustling Lakeland Centre of Bowness-On-Windermere.

Old Mill Cottage is easily accessible from the M6, yet the quiet peaceful position makes this pretty cottage ideal for those seeking a permanent home or as a bolt hole in the Lake District, or perhaps as the current vendors do, a splendid successful holiday let. A true Lakeland cottage home ready for the fortunate new owners to appreciate, this really should be on your to view list.

# Welcome

Stepping in from the porch, which offers excellent hanging and boot space, into the warm and welcoming dining hall those that view will begin to appreciate the current owners' immaculate taste for presentation and décor.

**Specifications**  
**Dining Hall**  
14' 7" x 11' 1" (4.44m x 3.38m)

There is a sash window overlooking the front garden which has its very own window seat, perfect for watching the birds on their feeders. There is a useful cupboard keeping the Hoover and ironing board, and a further understairs cupboard for storage.





## Excellent Living Room

### Specifications

Living Room  
19' 4" x 11' 6 plus bay"  
(5.89m x 3.51m)

A step up leads you into a split level living room with attractive slate flooring with underfloor heating and a deep bay window with double French doors opening to the garden. A room full of character with exposed timbers and painted stone wall, timber balustrade and stone fireplace with raised flagged hearth and multi-fuel stove.



# Breakfast Kitchen

Back into the dining hall, three steps lead down to a well fitted breakfast kitchen with built in double oven and ceramic hob, plumbing for dishwasher and space for a fridge and freezer. Again, a room of character with the original Victorian range and beamed ceiling, and sash window with slate sill overlooking the front. A useful utility area is tucked away behind the kitchen with fitted units, and worktops with inset single drainer sink and room for both the washing machine and tumble dryer.

## Specifications

### Fitted Kitchen

10' 10" x 10' 7" (3.3m x 3.23m)

### Utility

10' 6" x 4' 4" (3.2m x 1.32m)





## Bedrooms

### Specifications

**Bedroom 1 with En-suite Shower Room**  
13' 11" x 11' 1" (4.24m x 3.38m)

**Bedroom 2**  
11' 10" x 9' 1" (3.61m x 2.77m)

**Bedroom 3**  
10' x 9' 5" (3.05m x 2.87m)

**Bedroom 4**  
12' 11" x 8' 5" (3.94m x 2.57m)

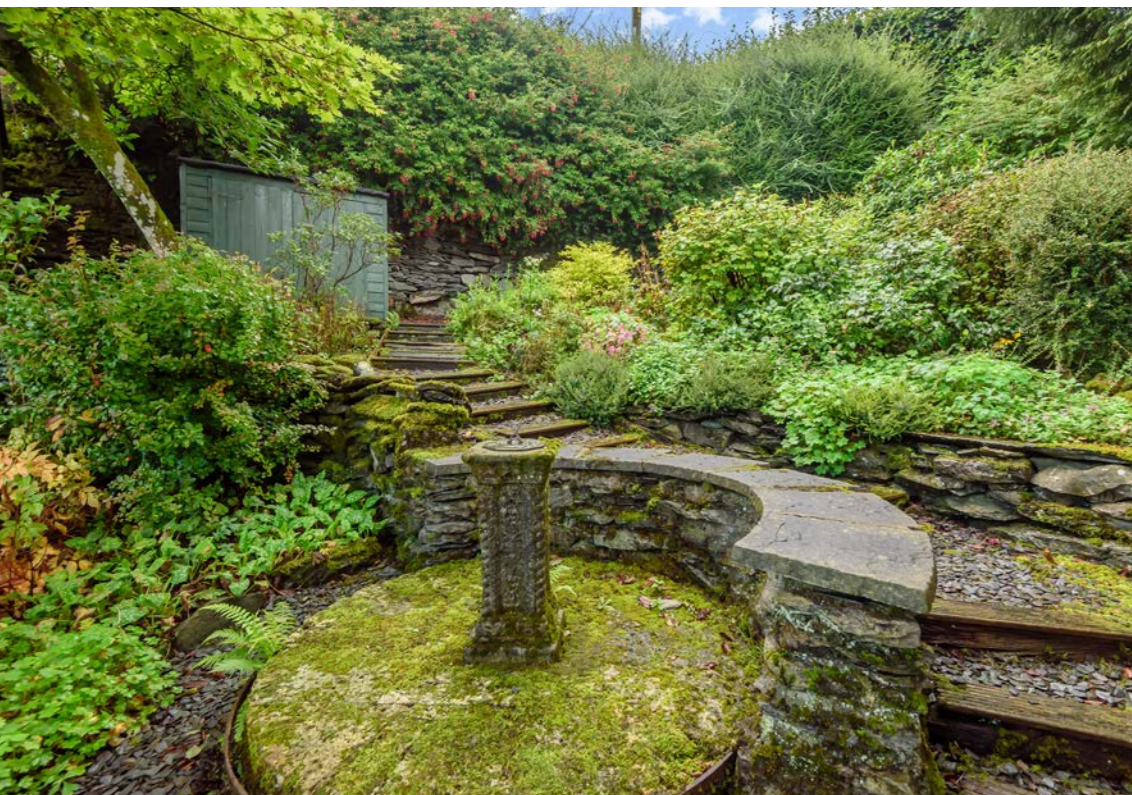


An open staircase from the dining hall leads up to the first floor with a split level galleried landing with windows and Velux roof lights and access to a boarded loft space with integral access ladder, power and light.

There are four double bedrooms each decorated in their own style and each overlooking the garden and with open views over the hamlet to the surrounding countryside

The master bedroom has a pretty Victorian cast iron fireplace and exposed timbers together with a good sized en-suite shower room with tiled cubicle, contemporary vanity unit with wash hand basin and a WC.

The house bathroom is well tiled with both a window and Velux roof light and a three piece suite comprising; shower bath with shower over, pedestal wash hand basin and WC.







## Outside

### Specifications

Attached Garage  
14' 2" x 9' (4.32m x 2.74m)

Oil central heating is installed and the windows are all hardwood double glazed, the attached garage houses the oil boiler and offers space for a small car and garden equipment. The attractive landscaped gardens complete the picture making this is a home to move into and enjoy.

**Gardens** The owners have created the most attractive landscaped cottage garden with paved and Lakeland slate sitting areas, mature trees and well tended lawn, colourful planted beds and borders and a water wheel and pond. A quaint timber foot bridge leads over to an almost secret garden with a raised sitting area that overlooks the garden.

Useful garden store.

## Important Information

### Services:

Mains electricity, mains water. Private drainage. Oil central heating.

### Council Tax Band :

South Lakeland District Council - The Rateable Value for 2022/2023 is £5100.00 with the amount payable £2544.90

As the property currently operates as a small business, it has the benefit of small business rate relief, currently with no charge payable.

### Energy Performance Certificate:

The full Energy Performance Certificate is available on our website and also at any of our offices.

### Viewings:

As this is a successful holiday let, property viewings may be restricted to Saturdays being the changeover day, between the hours of 1:30pm and 4pm

### Tenure:

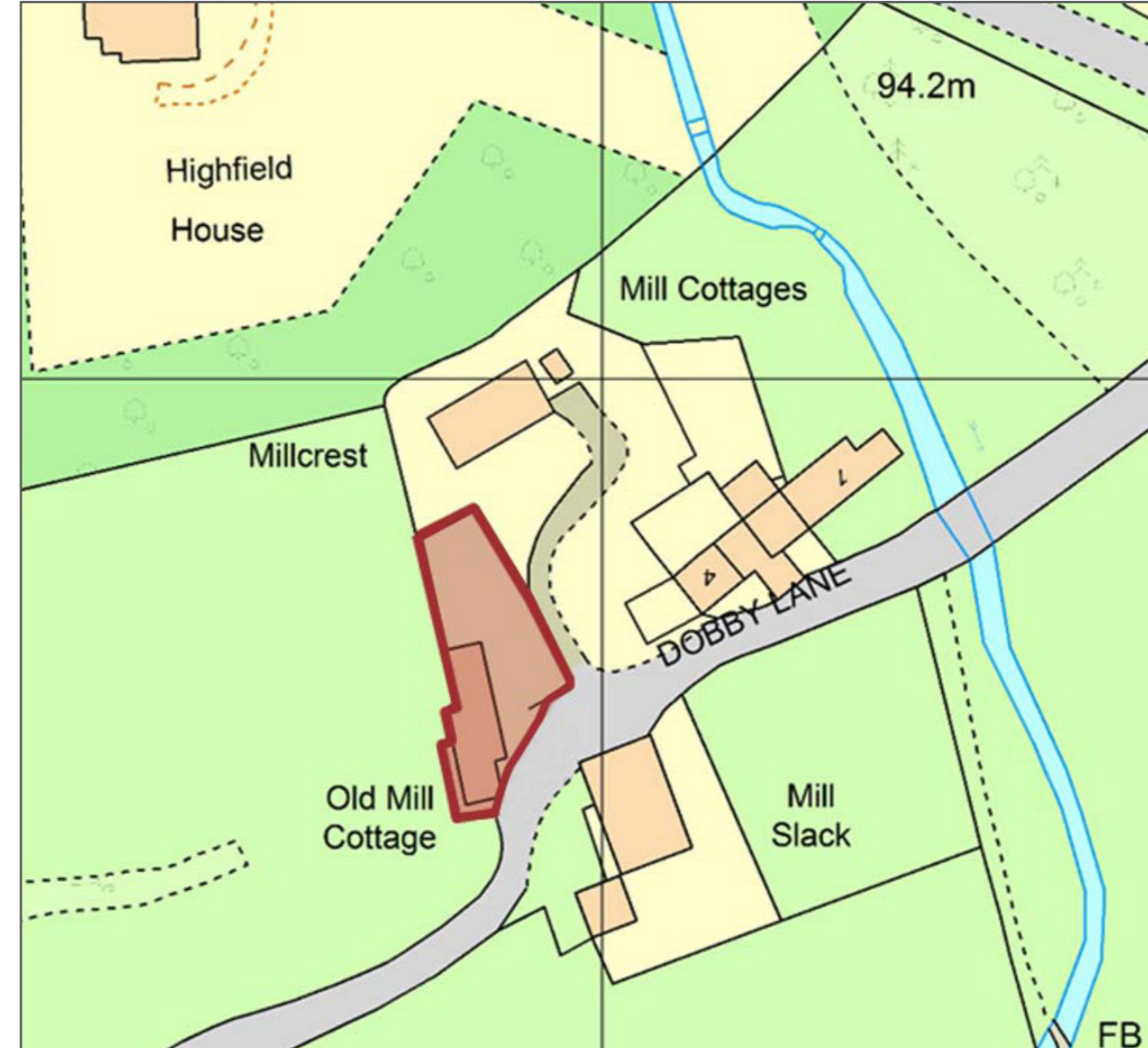
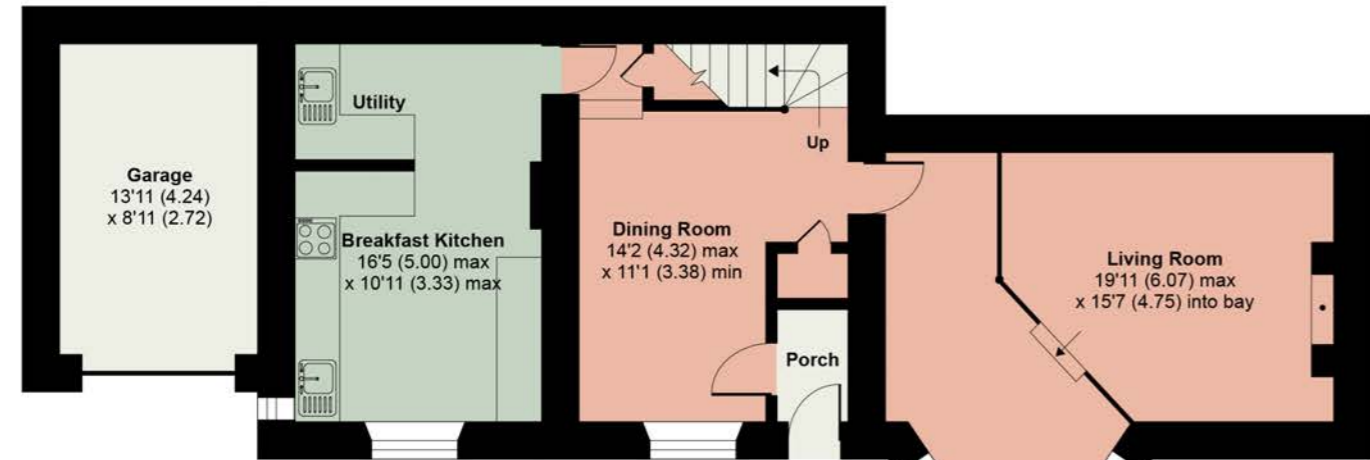
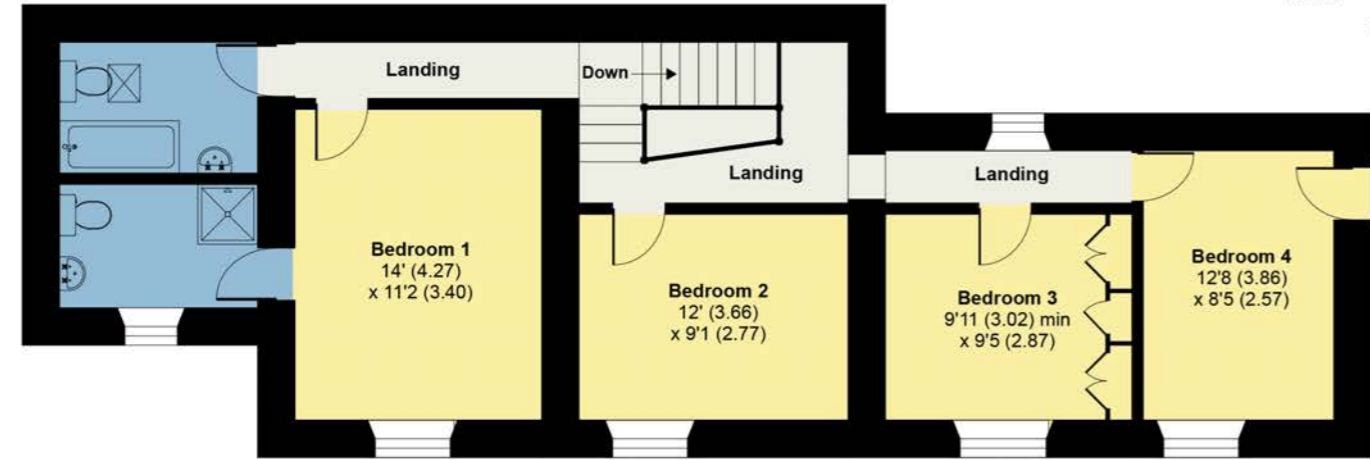
Freehold.



# Old Mill Cottage, Crook, Kendal, LA8

Approximate Area = 1501 sq ft / 139.4 sq m  
 Garage = 122 sq ft / 11.3 sq m  
 Total = 1623 sq ft / 150.7 sq m

For identification only - Not to scale



## Directions

Old Mill Cottage, Dobby Lane, Crook, LA8 8LD

Old Mill Cottage is situated in the village of Crook in a most attractive location at the head of the former mill yard. Crook is ideally located being situated within the Lake District National Park and yet away from the busy tourist locations.

From Junction 36 off the M6, take the A591 by-passing the market town of Kendal. On reaching the roundabout take the first turning signposted to Crook. Mill Cottages is then central to the village past the Sun Inn. Take the first left turning after the Inn into the hamlet and the cottage can be seen straight in front of you.



**HACKNEY  
& LEIGH**

## Viewings

Strictly by appointment with Hackney & Leigh Kendal Office.

To view contact our Kendal office:

Call us on 01539 729711

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