



# Lane House

Church Lane, Bootle, Millom LA19 5TD

**Mitchells** SINCE 1873  
LAND & PROPERTY



*Guide Price £450,000*

[www.mitchellslandagency.co.uk](http://www.mitchellslandagency.co.uk)

t: 01900 822016

e: [info@mitchellslandagency.co.uk](mailto:info@mitchellslandagency.co.uk)

**Lane House** is a beautifully presented period property with an abundance of space split over 4 floors providing versatility for modern living as well as having the rooms for private spaces extending in total to 5259 ft<sup>2</sup>. Situated in the Lake District National Park in a quiet village setting with excellent links into the wider countryside.

The property is set on a large corner plot with views towards the front of the Irish Sea and behind to Black Combe and the Lake District Fells. Externally there are lawned gardens with mature trees, veg garden and hen enclosure as well as a concreted yard area with space for numerous cars for off road parking.

There are extensive grounds to include a large building which is two story and currently being used for storage and as a workshop but with the correct planning could be converted into an annex.



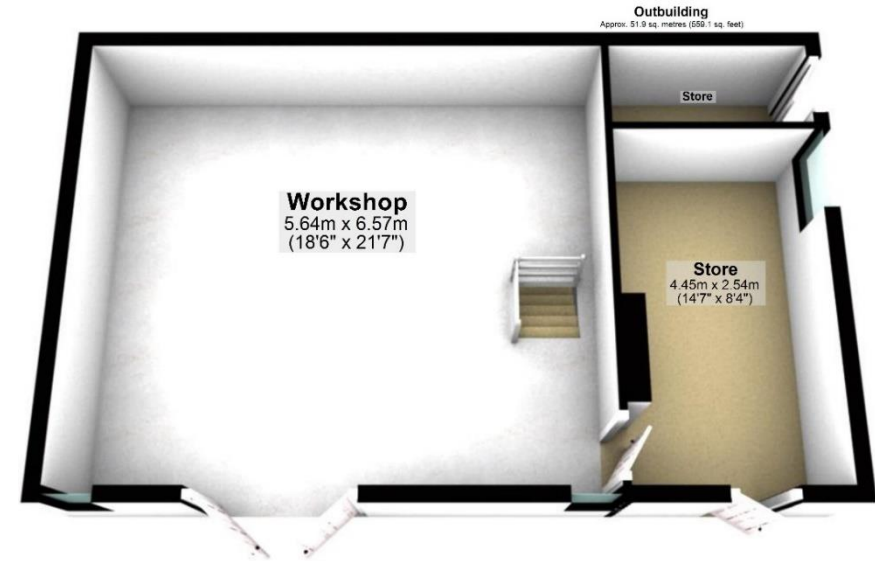
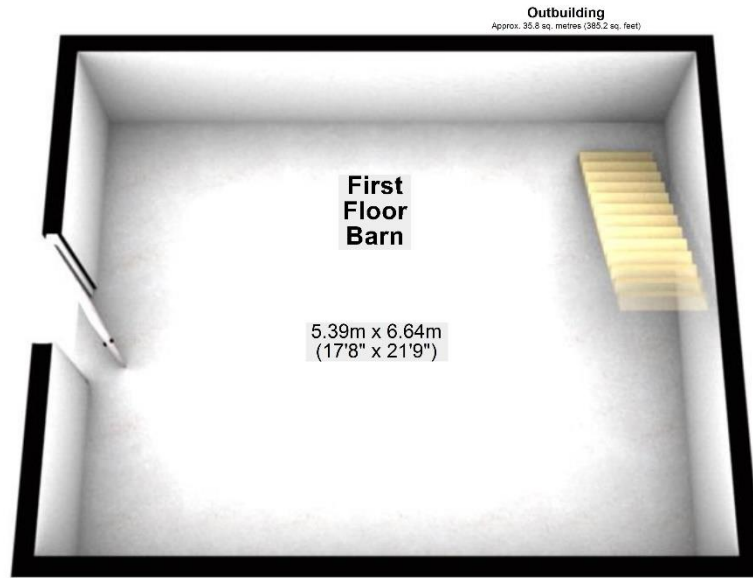
**Internally** the property leads from the ample yard through the porch, off to one side is the well appointed utility room with shower and WC, through to the kitchen with built in units and archway leading to the dining room. There are a further two reception rooms one of which is currently being used as a downstairs bedroom. Off the dining room is the light and bright conservatory taking full advantage of the beautiful surroundings. Below the kitchen is a tanked cellar, perfect for storage or could be converted to other uses subject to planning.

On the first floor are 3 large double bedrooms and one slightly smaller double room and family bathroom with 3 piece suite and shower over bath. Up to the second floor and there are a further two large double bedrooms with bathroom and storage area.



**Externally** there is a detached garage with inspection pit and lean-to storage area. Across the walled concrete yard is a large detached barn currently being used as a workshop and two store rooms, the internal stairs lead to the loft over the main workshop split into 3 storage areas.

The large gardens are beautifully maintained with lawns, shrub and flower beds and fruit trees in addition there is a fenced off vegetable plot with a hen run and base for a green house, the plot as whole reaches a generous 0.37 acres (1497m<sup>2</sup>)



Total area: approx. 412.3 sq. metres (4438.4 sq. feet)



## METHOD OF SALE

The property is offered for sale by Private Treaty in a single lot. The Vendor reserves the right to amend these particulars, not to accept any offer received or to withdraw the property from sale at any time. A closing date for offers may be fixed, and prospective purchasers are advised to register their interest with the selling Agents following an inspection.

## VIEWING

Strictly by arrangement with the Sole Agents:  
Mitchells land and property, Lakeland Agricultural Centre, Cockermouth,  
Cumbria, CA13 0QQ.  
Tel: 01900 822016. Email: [info@mitchellslandagency.co.uk](mailto:info@mitchellslandagency.co.uk)

## SERVICES

The property benefits from Broadband, mains electricity, water, and drainage. There is an oil-fired central heating system throughout the property.

## VALUED ADDED TAX (VAT)

VAT will be charged if applicable.

## COUNCIL TAX

Tax band E with Copeland Council

## TENURE

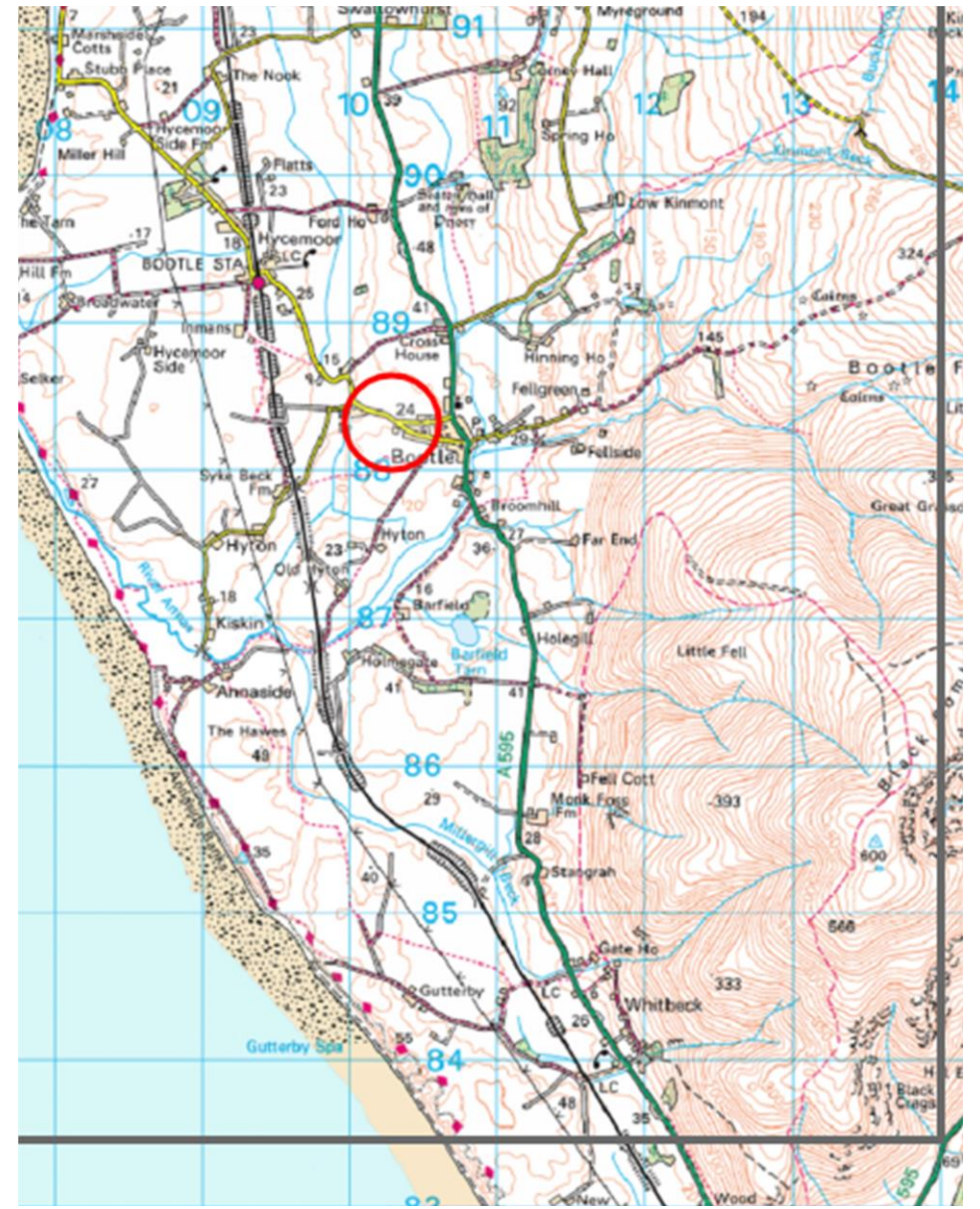
Freehold interest is being offered with vacant possession on completion.

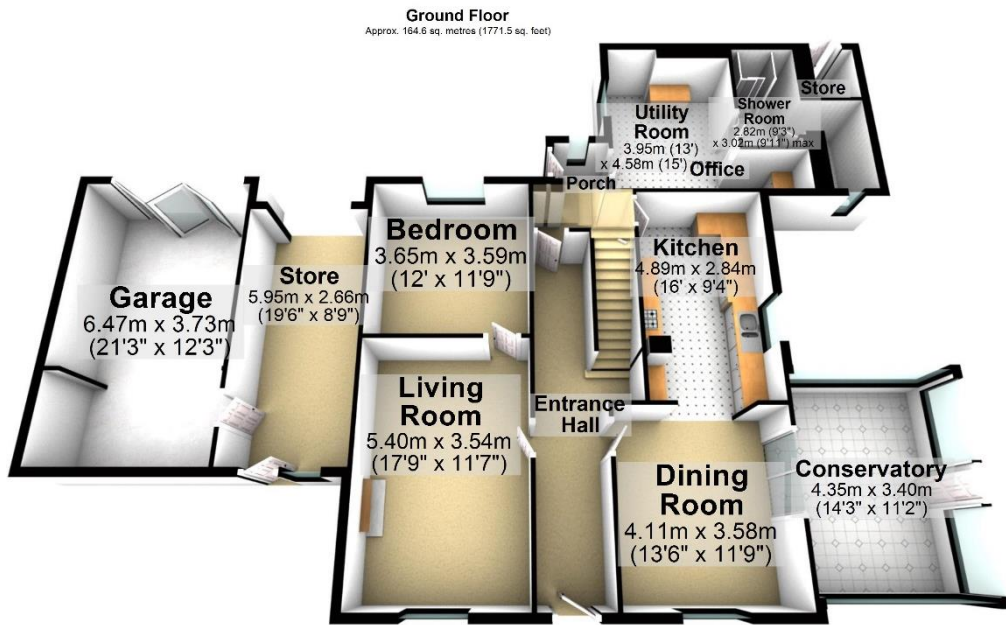
## EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		60   D
39-54	E		
21-38	F		
1-20	G	20   G	

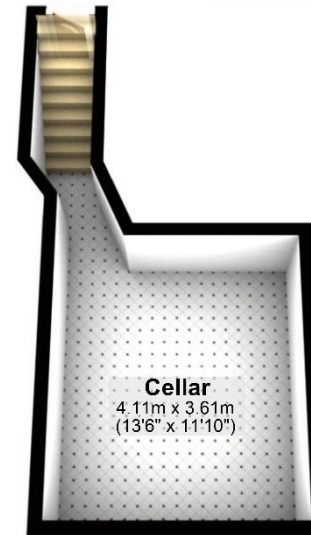
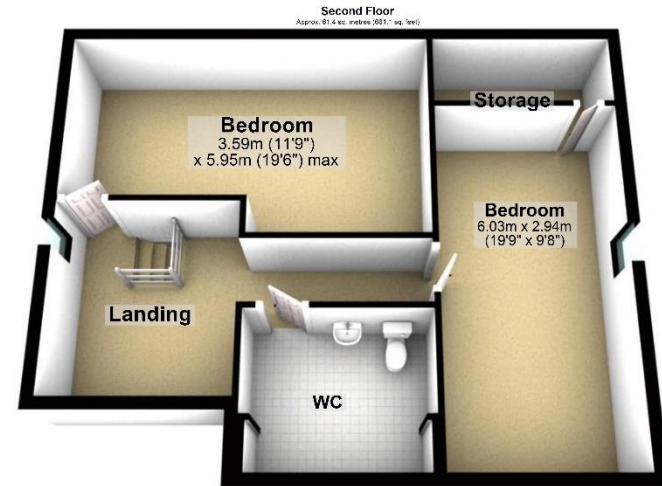
## Location

Whitehaven 25.2 miles | Keswick 45 miles  
Carlisle M6 (N) 62.5 miles | Penrith M6 (S) & mainline trains 62 miles





## Floor Plan



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Whilst every care has been taken in the preparation of these particulars, all interested parties should note: The description and photographs are for guidance only and are not a complete representation of the property. Photographs were taken Sept 2022. Plans are not to scale, are for guidance only and do not form part of a contract. Services and appliances referred to have not been tested and cannot be verified as being in working order. No survey of any part of the property has been carried out by the Vendor or the Sole Selling Agent. All measurements have been taken using the following: Ordnance Survey data; the RPA Rural Land Registry maps; Promap mapping software; from scaled plans and by tape measure and therefore may be subject to a small margin of error. Only those items referred to in the text of these particulars are included. Nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within subsequent written agreement. These particulars do not form, nor form any part of, any offer of contract. Any contract relating to the sale of the property shall only be capable of being entered into by the Vendor's solicitor. These particulars have been prepared in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 to give a fair overall view of the property, but neither Mitchell's Auction Company Ltd nor the Vendor accepts any responsibility for any error that they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness. Neither Mitchell's Auction Company Ltd nor any of their employees has any authority to make or give any further representation or warranty in relation to the property.