

## Little Salkeld

Water Mill, Little Salkeld, Penrith, Cumbria, CA10 1NN

A rare opportunity to purchase a characterful traditional Grade 11 listed working flour mill originally dating before 1452 together with a substantial four bedroom main house, two adjoining two bedroom apartments successfully operating as thriving holiday lettings.

**Offers Over £895,000**

### Quick Overview

An outstanding and unique lifestyle purchase opportunity

Substantial four bedroom period house

Two adjoining two bedroom apartments successfully used for holiday letting

Traditional three storey Grade 11 listed working flour mill dating before 1452

Grounds, grazing land, mature woodland, beck and mill race in all totalling circa 7.9 acres

Extensive range of outbuildings

Delightful Eden Valley rural setting overlooking the beck

Six miles from Penrith and under two miles from Langwathby



8



5



4



F



Ultrafast  
1000 mbps



On Site  
Parking

Property Reference: P0228



Mill House Sitting Room



Mill House Dining Kitchen



Mill House Bedroom Three



Mill House Bedroom Four

A rare opportunity to purchase a characterful traditional Grade 11 listed working flour mill originally dating before 1452 together with a substantial four bedroom main house, two adjoining two bedroom apartments successfully operating as thriving holiday lettings all set within approximately 7.9 acres of land including, grazing land, mature woodland, gardens, beck with millrace and an extensive range of outbuildings. Offering a unique lifestyle opportunity this most appealing property is delightfully situated in the village of Little Salkeld nestling within Cumbria's picturesque Eden Valley approximately six miles from Penrith and under two miles from the neighbouring village of Langwathby.

As the gateway to the Northern Lake District the popular market town of Penrith provides a wide range of amenities including a West Coast mainline railway station, primary and secondary schools, supermarkets and a variety of locally owned and national high street shops. Recreational facilities include a leisure centre with swimming pool, golf, rugby and cricket clubs. The nearby acclaimed Rheged Centre at Stainton provides a mixture of art, food, shopping and entertainment facilities including a cinema.

Langwathby village includes a railway station, primary school, church, public house, garage, village hall, shop and post office.

### Internal Accommodation Summary

#### The Mill House

##### Ground Floor:

Vestibule | Hall | Shower Room | Office | Dining Kitchen | Pantry | Living Room | Bedroom 1

##### First Floor:

Sitting Room | Bedroom 2 With En-suite Shower Room | Bedroom 3 With En-suite Shower Room | Bedroom 4

#### The Old Tea Room

##### Ground Floor:

Open Plan Living Room With Kitchen | Shower Room | Bedroom 1 | Bedroom 2

#### Heron Cottage

##### Ground Floor:

Entrance Hall

##### First Floor:

Open Plan Living Room With Kitchen | Shower Room | Bedroom 1 | Bedroom 2

### External Outbuildings Summary

Six Stores | WC | Laundry Room | Nissan Hut Garage | Three Storey Mill Building | Mill Wheel House | Workshop | Stable Block | Additional Outbuildings

### Grounds and Land Summary

Approximately 7.9 Acres In Total | Grazing Fields | Mature Woodland | Beck and Mill Race | Expansive On-Site Parking Area | Gardens | Becksided Decked Terraces With Hot Tubs For Apartments

### Services



Mill House Garden



Rear Elevation and Garden



The Old Tearoom Living Room / Kitchen



The Old Tearoom Bedroom One



Heron Cottage Living Room / Kitchen



Heron Cottage Bedroom Two

Mains water and electricity. Septic tank drainage. Biomass wood pellet boiler.

#### Tenure

Freehold.

#### Council Tax

Band D for the Mill.

#### Rateable Value

£8,200 for Heron Cottage and The Old Tea Room.

#### Listed Building Status

The property is Grade 11 listed.

#### Viewing

By appointment with Hackney and Leigh's Penrith office.

#### Directions

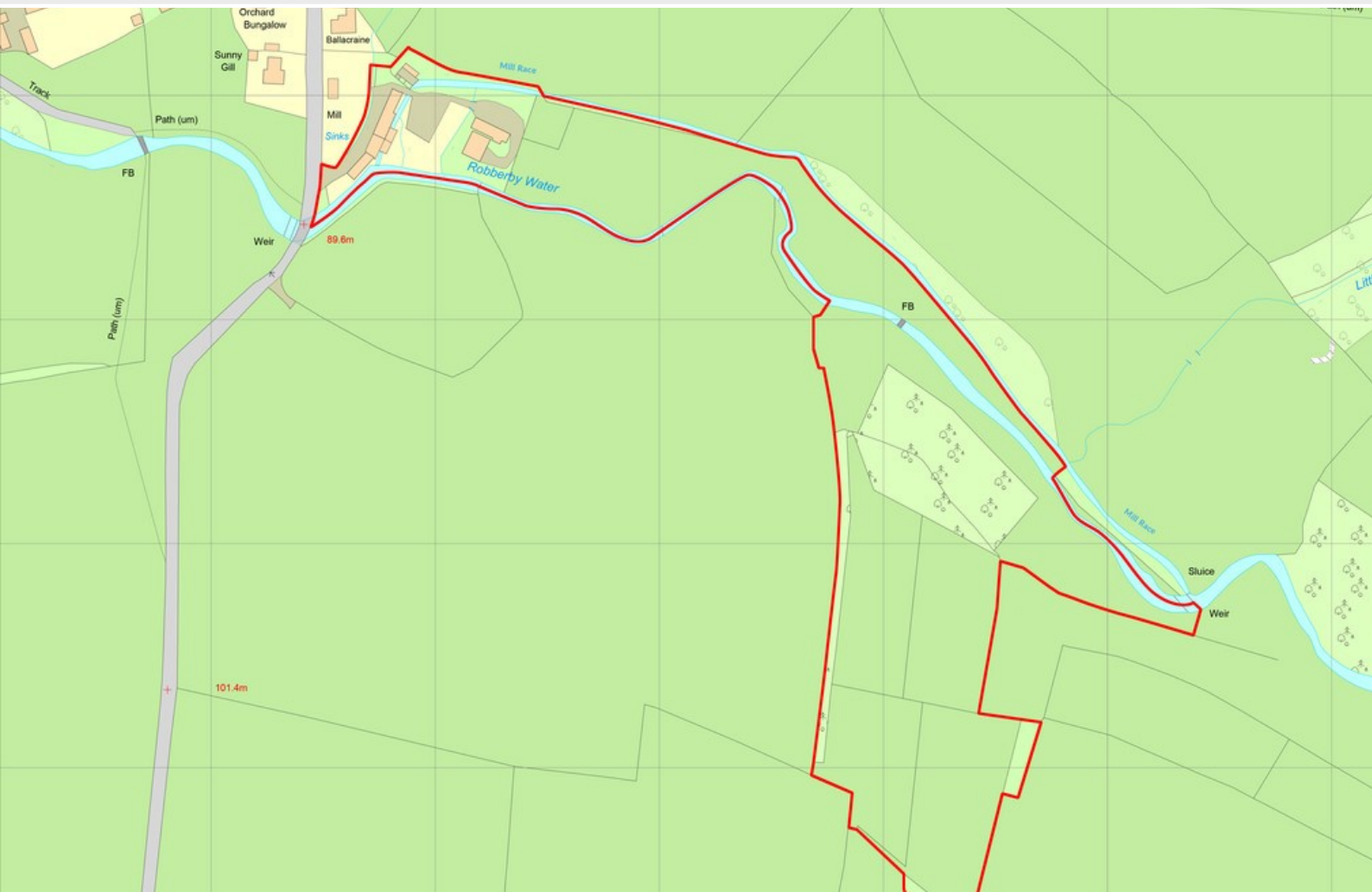
Proceed from Penrith through Langwathby village following the road sign posted to Little Salkeld. Upon entering the village the property is situated immediately on the right after crossing the sandstone bridge and has pink coloured elevations.

#### Price

Offers over £895,000 are invited for consideration.



Water Mill



OS Map



Mill Race



Heron Cottage Garden

Request a Viewing Online or Call 01768 593593

# Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team  
Call **01768 593593** or request online.



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# The Water Mill, Little Salkeld, Penrith, CA10 1NN

Mill House = 1858 sq ft / 172.6 sq m (excludes laundry room)

The Old Tearoom / Heron Cottage = 1304 sq ft / 121.1 sq m

Garage = 380 sq ft / 35.3 sq m

Outbuildings = 2781 sq ft / 258.4 sq m

Total = 6323 sq ft / 587.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hackney & Leigh. REF: 1038277

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