



 Gilpin Mill



## Gilpin Mill

Gilpin Mill, Crook, Kendal, Cumbria LA8 8LN

A warm and friendly Lakeland home set in approximately 3.6 acres in a quiet and discrete yet accessible location with 18th century (or even earlier) origins offering a 21st century four bedroom architect designed house that is sympathetic to its historic waterside setting.

The generous downstairs living really does balance well with the four double bedrooms each with its own en-suite bath/shower room and the delight is that all living rooms and bedrooms enjoy a southerly aspect over the gardens and original mill buildings.

Formerly the site of a working bobbin mill, one of the original buildings remain intact - the stone and slate drying shed (with it's "log art"). A former barn now offers excellent covered parking for three cars - parts of the mill remain as does the very clear setting of the mill cottage (perhaps for those with expansion in mind).

### Quick Overview

21st Century home is an outstanding historic location

Set in approximately 3.6 acres of garden and paddocks

Four en-suite bedrooms with four living rooms for the whole family

Shepherds hut in a truly delightful location

South facing terrace overlooking the mill pond

Covered parking for three cars and useful outbuildings

Peaceful sheltered location equidistant from the bustle of Windermere and Kendal

Near perfect home in the National Park few have ever seen!



## Location

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The setting of this outstanding home is the finest feature and the current owners have restored the mill dam with hydro in mind, but the peace and tranquility offered can only be experienced first hand so come along and enjoy - we will show you the Shepherds Hut as well - ideal for family and friends!

The village of Crook is ideally located between the busy Market Town of Kendal and Windermere within the Lake District National Park and close to Lake Windermere for those with water sports in mind.

The ever-popular village of Staveley is just a short drive away, where you will find a thriving community with excellent amenities including, primary school, public houses, church, post office, Spar shop and a variety of specialist shops, together with popular Mill Yard with Wilfs café and the Hawkshead Brewery.

As is Crosthwaite village which enjoys a vibrant village atmosphere and community spirit with a highly rated local primary school, village hall, bowling green, tennis court and children's play area together with a popular church and first class pub/restaurant.

From Bowness proceed out on the B5284 towards Kendal, known locally as the Crook Road. Bear right straight after St Catherine's Church onto Back Lane. Follow the single track lane for approximately 1.2 miles, passing Low Shepherd Yeat on your right, continue round and down the hill where Gilpin Mill can then be on your left overlooking the mill pond.

# Welcome

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From the minute you arrive at Gilpin Mill the scene is set for what can only be described as a perfect location for escaping into your own world, where the atmosphere of the historic setting with the mill pond and delightful gardens, shutting out the pressures of the 21st century.

Designed and built by the present owners in 2008, the property offers the best of both worlds. In terms of the feel of the 18th century with exposed timbers, open fireplaces and flagged floors, all of which blend 21st century comforts with under floor heating, double glazing, and a modern kitchen and en-suite bath/shower rooms to the four double bedrooms.

On approaching the front porch you step onto the flagged floor, that runs through into the dining hall and breakfast kitchen beyond. The traditional style porch has windows to two sides and bespoke fitted benches providing plenty storage. A part glazed door then leads through into:

A warm and welcoming dining hall that overlooks the front terrace, a splendid stone fireplace with oak lintel and inset Jetmaster open fire is the main focal point of the room. Part glazed double doors then open into the splendid sitting room.





## Spacious Living

### Specifications

**Sitting Room**  
23' 0" x 16' 10" (7.02m x 5.14m)

**Snug**  
11' 6" x 11' 0" (3.53m x 3.36m)

The sitting room also enjoys the aspect to the front terrace and gardens, with four windows, exposed beam and down lights. A deep slate hearth with inset Jetmaster open fire and a splendid exposed stone lintel provide a wonderful focal point to the room.



# Wine & Dine



## Specifications

**Kitchen**  
23' 1" x 19' 10" (7.05m x 6.06m)

**Dining Hall**  
17' 5" x 11' 9" (5.33m x 3.59m)

**Utility Room**  
10' 4" x 7' 1" (3.17m x 2.18m)

To the far side of the dining hall is the large warm and friendly family living breakfast kitchen with its flagged floor, windows to the front, side and rear and a double glazed door opening onto the paved terrace. The kitchen is fitted and equipped with a range of units incorporating drawer fittings and a useful pantry cupboard, central island unit and granite work surfaces. Appliances include an under counter fridge, full height larder fridge, two ovens and a warming drawer, induction hob with extract over and integrated dishwasher.

The utility room houses the oil central heating boiler and a large hot water cylinder and a cleaning cylinder, salt bin and UV filter for the water. Plumbing for washing machine and space for freezer.

Just off the kitchen is a side porch offering plenty of space hanging coats with the snug beyond. The snug enjoys a delightful aspect from the wrap round windows overlooking the gardens, mill pond and open countryside.

The inner hallway to the rear has the staircase that leads up to the first floor, with two useful cupboards, once housing a pressure cylinder for the water. A large cloakroom has a high level WC and a wall hung corner wash hand basin with wall mirror and light. Plenty of hooks for coats and shelving for storage.





## Bedrooms

### Specifications

**Master Bedroom**  
14' 11" x 12' 3" (4.56m x 3.75m) plus  
dressing area and en-suite

**Bedroom 2**  
17' 2" x 11' 3" (5.25m x 3.45m)

**Bedroom 3**  
13' 3" x 9' 6" (4.04m x 2.92m)

**Bedroom 4**  
13' 4" x 10' 4" (4.08m x 3.16m)



Up to the first floor is a light and airy landing with two windows overlooking the lane to the rear, across to an open banking area belonging to the property being full of spring bluebells. A large walk-in linen cupboard with shelving and light.

The four double bedrooms all have their own attractive tiled en-suites and fitted wardrobes, and all enjoy the south facing aspect to the gardens and mill pond. The master bedroom has a dressing area with three sets of double fitted wardrobes and a four piece en-suite including a deep double ended bath and large walk-in shower. Bedroom 2 also benefits from a four piece en-suite with bath and large walk-in shower cubicle.







## Outbuildings

### Specifications

**The Shepherds Hut**  
11' 8" x 6' 6" (3.56m x 1.99m) plus  
shower room

**Former Drying Shed**  
35' 4" x 18' 7" (10.79m x 5.68m)

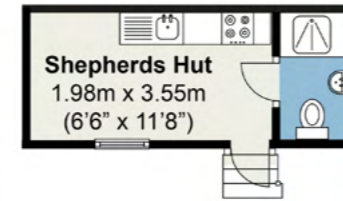
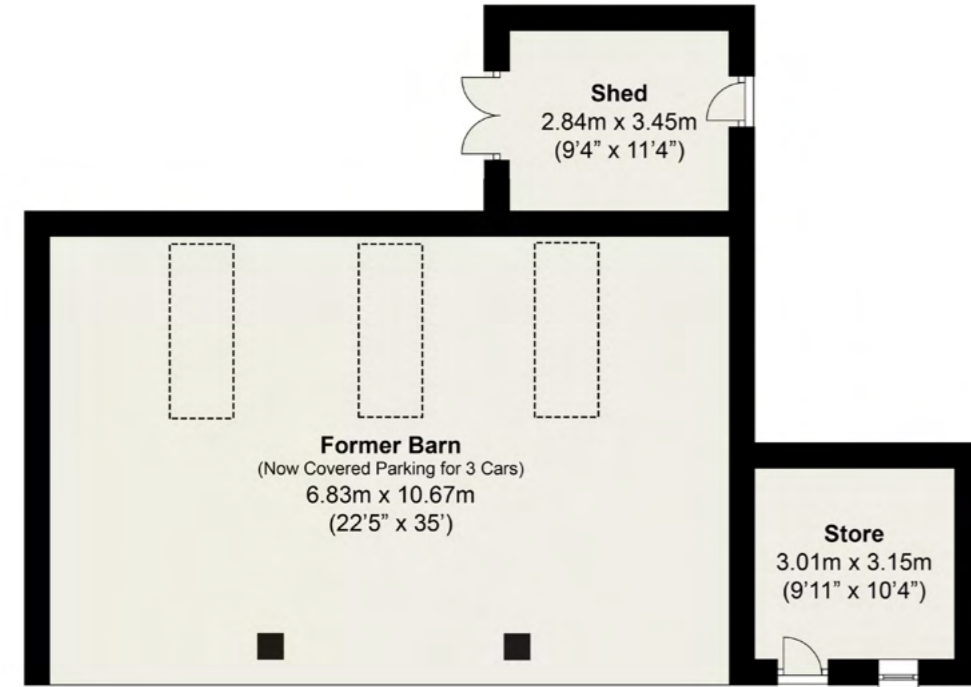
**Former Barn**  
35' 0" x 22' 4" (10.67m x 6.83m)



**The Shepherds Hut** A perfect retreat for family and friends to enjoy - enjoying a quiet corner set beneath an ancient oak tree overlooking open fields and with its very own garden with paved patio. A stable door opens into the delightful living space with its very wood burning stove, built in double bed with storage under. The kitchen are is fitted and equipped with gas hob, sink and fold down breakfast table and the separate shower room boasts, a shower cubicle, WC and wash hand basin. The shepherds hut has its own private drainage system and spring water, with Calor gas for the hob.

**Former Drying Shed** Original bobbin mill stone and slate drying shed with feature "log art".

**Former Barn** Providing excellent covered parking for three cars. Two adjoining stores, known as bottom shed and top shed.



For illustrative purposes only. Not to scale.  
Plan produced using PlanUp





# Outside

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The gardens and grounds at Gilpin Mill offer both formal and informal gardens areas with a south facing paved terrace that runs the full length of the house - perfect for alfresco dining, with the mill pond to the left and the restored Leat running in front of the former drying shed with its feature "Log Art".

The lawns are well tended and the flower beds and borders well stocked with a variety of colourful plants and shrubs including ornamental trees. Nestling in the grounds are the former remains of the old bobbin mill and cottage. The mill pond has its very own small jetty, and the dam was rebuilt by the owners and designed to incorporate a Hydro System which was never installed - further information available.

To the front of the covered parking area you will find additional parking and turning for several vehicles with access leading round to the two self contained paddocks and the shepherds hut. Additional road access can be found in the top north west corner of the large paddock.

# Important Information

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**Services:**

The property is connected to mains electricity.  
Oil central heating to radiators.  
Underfloor heating to the ground floor.  
Private Drainage to septic tank.  
Private Water from Bore Hole

**Energy Performance Certificate:**

Available on our website and also at any of our offices.

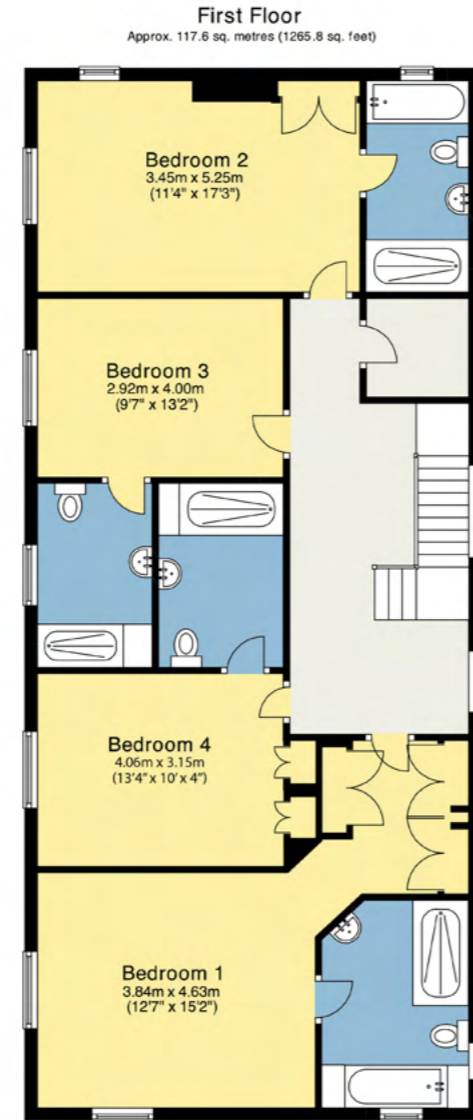
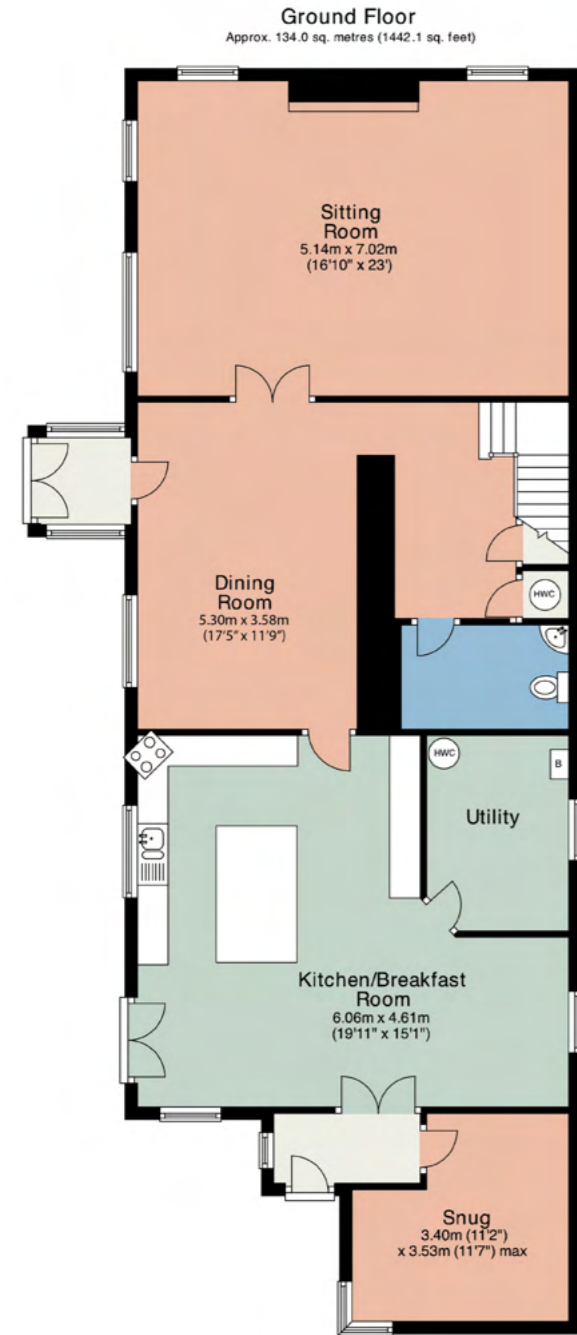
**Council Tax Band :**

Westmorland and Furness Council - Band G.

**Tenure:**

Freehold.





Total area: approx. 251.6 sq. metres (2707.9 sq. feet)  
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## Viewings

Strictly by appointment with Hackney & Leigh.

**To view contact our Windermere office:**

Call us on 015394 44461

Windmeresales@hackney-leigh.co.uk

Ellerthwaite Square, Windermere, Cumbria,  
LA23 1DU

[www.hackney-leigh.co.uk](http://www.hackney-leigh.co.uk)

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