



**Brook House Little Mill, Egremont, CA22 2NN**

Guide Price £330,000

**PFK**

# Brook House Little Mill

## The Property:

Nestled in the heart of Little Mill, Egremont, *Brook House* offers a rare chance to secure a spacious period home discreetly positioned within a small, private community of just a handful of properties. This home enjoys a tranquil setting whilst remaining within walking distance of local schools, shops, and amenities, an ideal location for family life.

The property has undergone significant renovation works including a full rewire, new plumbing, and the installation of a contemporary kitchen and is ready for a new buyer to add their own final touches. The generously proportioned accommodation includes a welcoming entrance hallway, formal lounge, separate dining room, and an additional reception room, currently utilised as an office. There is also access to a two room cellar, offering excellent storage and further development potential. The upper floors provide three well appointed double bedrooms, with the principal room having been reconfigured and now benefitting from a stylish ensuite shower room, a modern four piece family bathroom, and a converted attic level comprising a fourth bedroom with sitting room, and an additional room with scope to create a shower room, ideal for use as a guest suite or teenager's retreat.



# Brook House Little Mill

## The property continued....

Externally, Brook House occupies an extensive and versatile plot. There is ample offroad parking for several vehicles via a private driveway and an adjoining single garage. The enclosed rear gardens are laid to lawn and well suited to children and pets, while a further area to the side of the property borders a natural stream, offering a charming lifestyle setting and a variety of outdoor uses.

This is a distinctive and versatile home, offering modernised interiors and significant further potential in an exceptional location.

- **Substantial 4 bed, 3 rec room detached period home with character & versatility**
- **Tucked away in Little Mill area of Egremont, just a short walk from town centre amenities & schools**
- **Significant renovations including full rewire, plumbing, & new kitchen**
- **Cellar with development potential**
- **Extensive plot with enclosed gardens, driveway parking, garage, & a stream-side area offering excellent lifestyle potential**
- **Tenure: Freehold**
- **Council Tax: Band E**
- **EPC rating E - energy efficiency much improved with insulation since EPC last tested**





## Brook House Little Mill

### Location & directions:

Little Mill is a desirable residential area on the outskirts of Egremont, offering a peaceful and semi-rural environment while remaining conveniently close to the town centre. Residents benefit from easy access to everyday amenities, highly regarded local schools, and excellent road links to the wider west Cumbria region and the Lake District National Park. With its blend of countryside charm and practical connectivity, Little Mill continues to be a sought after location for families and professionals alike.

### Directions

The property can be located towards the bottom of Little Mill using CA22 2NN or What3words///removals.edits.sober



## ACCOMMODATION

### Entrance Hallway

Approached via part obscured glazed UPVC door, stairs leading to first floor accommodation, radiator and doors to reception rooms.

### Lounge

12' 7" x 12' 6" (3.83m x 3.81m)

Bright reception room, which has been recently decorated and has large window to rear elevation overlooking the garden, radiator and wood effect flooring.

### Reception Room 2

12' 6" x 12' 4" (3.80m x 3.75m)

Currently used as a home office and benefitting from being recently decorated. Large window to rear elevation, radiator and wood effect flooring.

### Dining Room

14' 7" x 11' 3" (4.44m x 3.43m)

Large reception room located to the front of the property, with window, fireplace, radiator, small storage cupboard, part obscured glazed wooden door leading to the front utility porch and further doorway leading to inner hallway with access to the kitchen and cellar rooms.

### Kitchen

14' 6" x 8' 8" (4.42m x 2.65m)

Recently fitted with contemporary, matching wall and base units with complementary wood work surfacing and contrasting tiled splashbacks. A matching breakfast bar offers space for dining, and the kitchen has been fitted with a range of high spec integrated appliances including electric oven at eye level, hob with extractor over and stainless steel sink and drainer unit. Space for fridge freezer and dishwasher. Downlights, window to front elevation, radiator and wood flooring.



## Inner Hallway

With storage cupboard, door giving access to the cellar rooms and opening to the kitchen.

## Utility Porch

8' 6" x 6' 0" (2.60m x 1.84m)

Plumbing for washing machine and tumble dryer, fully tiled walls with windows to front and side. UPVC door leads out to the front of the property, and there is access to a cloakroom/WC.

## Cloakroom/WC

5' 2" x 2' 7" (1.57m x 0.80m)

Fitted with low level WC, small corner wash hand basin and small obscured single glazed window.

## FIRST FLOOR LANDING

A wide staircase with large window at half landing level leads to the first floor landing, which offers access to three of the bedrooms, family bathroom and the attic rooms.

## Bedroom 1

14' 2" x 12' 6" (4.32m x 3.80m)

Spacious double bedroom with window, triple column vertical radiator and wood effect flooring.

## Principal Bedroom

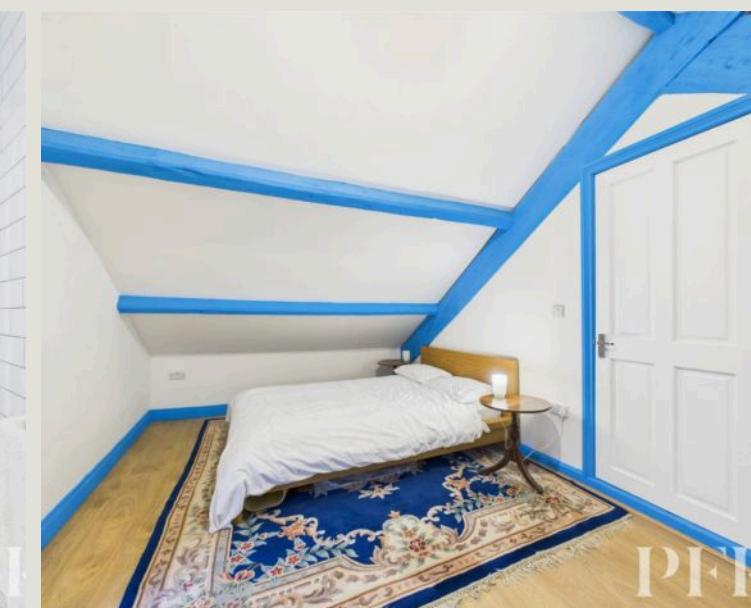
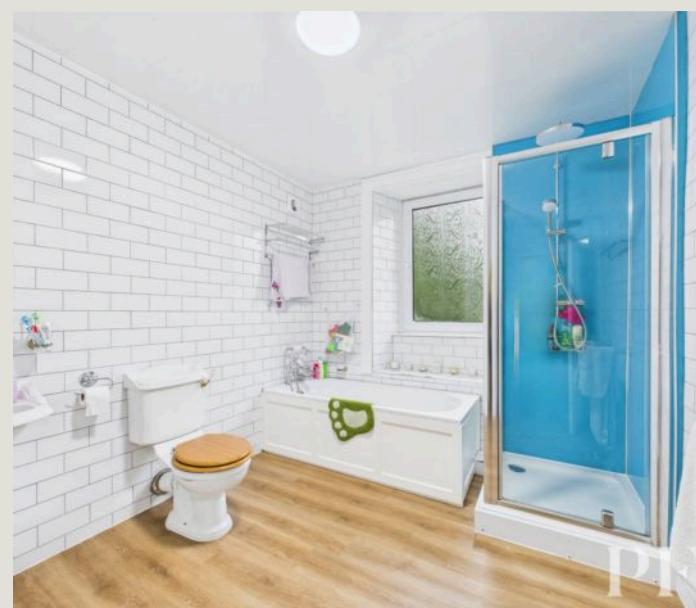
12' 10" x 12' 7" (3.90m x 3.84m)

Beautiful bedroom with two windows positioned to the rear offering views over the garden. The room has been reconfigured to provide a stylish ensuite shower room as well as a recessed space for clothes storage. Triple column vertical radiator and wood effect flooring.

## Ensuite Shower Room

9' 6" x 3' 1" (2.89m x 0.93m)

Fitted with stylish white suite comprising low level WC, wash hand basin set on vanity unit and acrylic panelled shower enclosure with mains shower, fully tiled walls, laded radiator and wood effect flooring.



### **Bedroom 3**

12' 8" x 12' 7" (3.87m x 3.83m)

Large double room with window to rear overlooking the garden, triple column vertical radiator and wood effect flooring.

### **Family Bathroom**

9' 7" x 8' 8" (2.92m x 2.65m)

Recently fitted with stylish four piece white suite, comprising low level WC, wash hand basin, panelled bath and acrylic panelled shower enclosure with mains shower. Feature quadrant tiling throughout, with obscured window, traditional radiator and a large storage cupboard.

### **Attic Room**

13' 5" x 20' 3" (4.10m x 6.18m)

The attic space offers a great additional area for older children or guest accommodation, with the potential to create an ensuite bedroom with living space. The first attic room, which is currently utilised as a playroom offers a unique additional reception space. Part pitched ceiling with exposed beams, window, wood effect flooring, doors to further storage room and the attic bedroom.

### **Attic Bedroom**

22' 0" x 9' 11" (6.71m x 3.02m)

Pitched ceiling with exposed timbers, small window, radiator and wood effect flooring.

### **Attic Room / Potential Shower Room**

8' 5" x 9' 3" (2.57m x 2.83m)

Currently used for storage, this room is positioned over the family bathroom and could be converted to provide a shower room for this level (subject to the relevant permissions being obtained).

### **BASEMENT LEVEL**

#### **Cellar Room 1**

14' 9" x 8' 9" (4.49m x 2.67m)

#### **Cellar Room 2**

12' 11" x 12' 8" (3.93m x 3.85m)





## EXTERNALLY

### Front Garden

The property is set in an idyllic and peaceful location along Little Mill, surrounded by only a handful of neighbouring homes, offering a true sense of tranquillity. To the front, there is a charming paved garden and a pathway leading to the entrance porch. Adjacent to the driveway, a shillied area provides the potential for additional parking if required.

### Rear Garden

To the rear, the property boasts a beautifully maintained lawned garden, enclosed by a mix of mature hedging and traditional stone walls – an ideal space for children to play safely. A further fenced section to the side of the garden, currently used for keeping chickens, offers a variety of potential uses and features a large gate for easy access. This area also borders a delightful stream, further enhancing the picturesque and serene setting.

### Driveway

#### 6 Parking Spaces

There is a concreted driveway to the front of the property providing offroad parking for 2 vehicles. A further shillied area to the side of the driveway offers additional parking for several vehicles.

### Garage

#### Single Garage

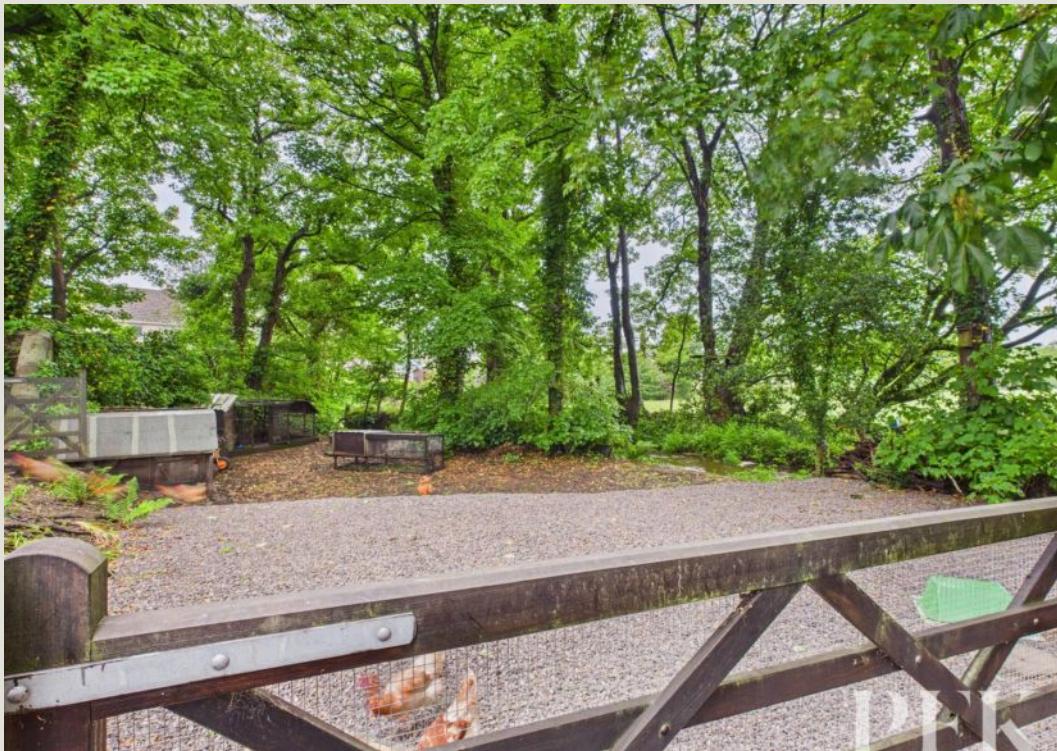
Single adjoining garage with double wooden entrance door and further door to side.



PFI



PFI





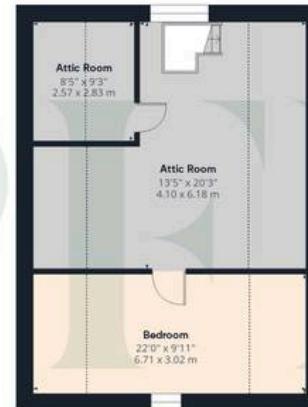
Floor -1



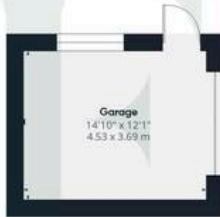
Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>

2647 ft<sup>2</sup>  
245.8 m<sup>2</sup>

Reduced headroom  
254 ft<sup>2</sup>  
23.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

**Services**

Mains gas, electricity, water & private sewage treatment plant. Gas fired central heating and double glazing installed. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

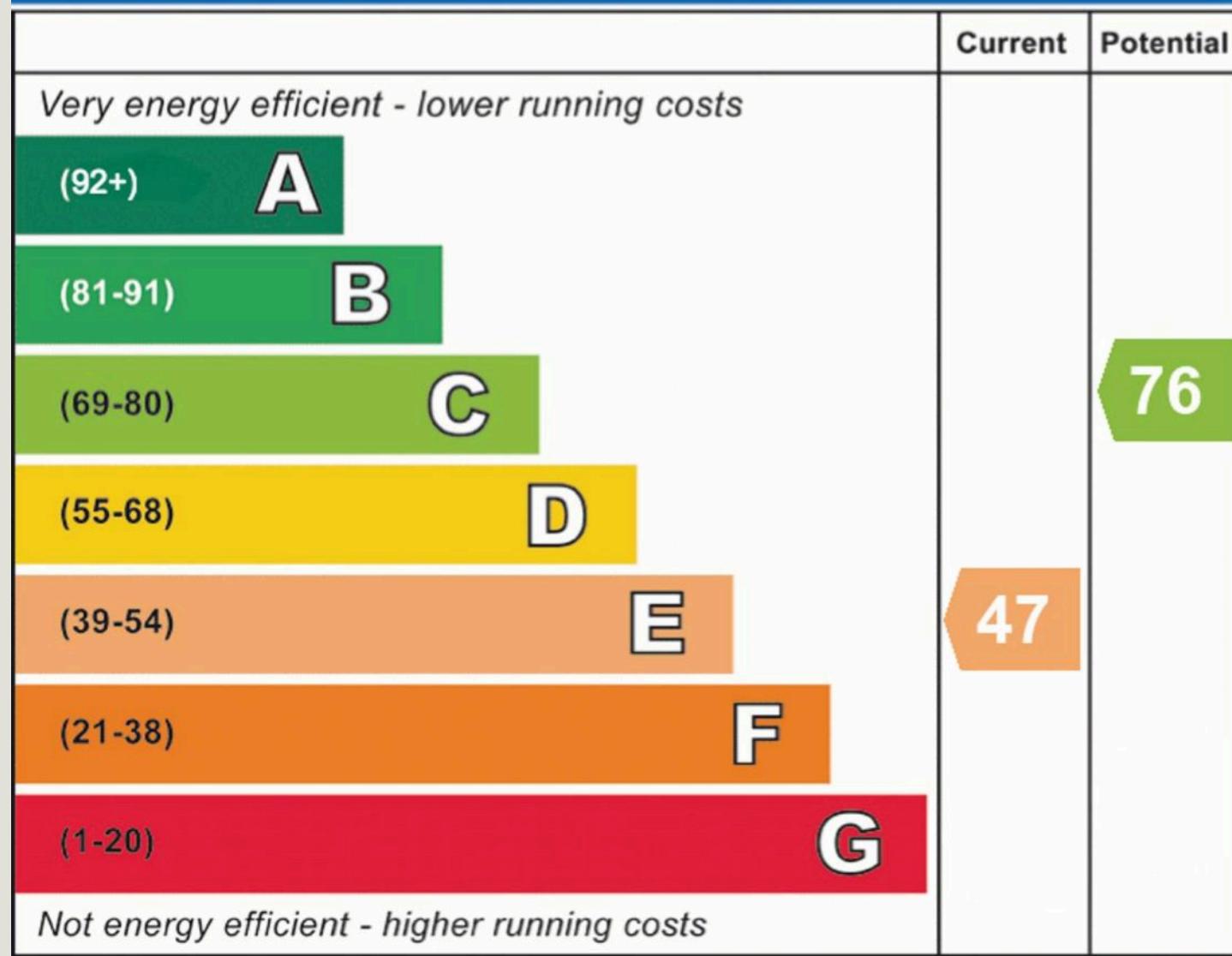
**Private Sewerage Treatment Plant**

We have been informed that the property is served by a private sewage treatment plant, which we understand from the owners, complies with current standards and rules introduced on 1st January 2020, having been newly installed as part of the terms of the conveyancing when they purchased the property in April 2020. We would advise any prospective purchaser to satisfy themselves regarding this matter.

**Referral & Other Payments**

PK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PK will receive a referral fee: Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Emma Harrison Financial Services - arrangement of mortgage & other products/insurances - average referral fee earned in 2024 was £221.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. Anti Money Laundering (AML) compliance check via Landmark referral between £8.50 to £15.50. All figures quoted are inclusive of VAT.

# Energy Efficiency Rating



**England, Scotland & Wales**

EU Directive  
2002/91/EC





## PFK Estate Agency Cockermouth

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