Mill House
Lamplugh | Workington | Cumberland | CA14 4TX

FINE & COUNTRY

MILL HOUSE

A Home with Centuries of Story

Dating back to 1647, Mill House is a property rooted in Cumbrian history. Originally forming part of a working mill, the home retains the character and integrity of its origins, with thick stone walls, exposed timbers and an unmistakable sense of permanence.

ACCOMMODATION

Over the past 38 years, the current owner has meticulously cared for and sensitively maintained the property, ensuring that its heritage remains intact while modern comforts have been thoughtfully introduced.

Ground Floor

The front door opens into a welcoming entrance hall, setting the tone for the character within. From here, a ground floor bedroom and adjacent bathroom provide flexibility — ideal for guests, multigenerational living, or single-level accommodation if required.

To the rear, the kitchen dining room is a substantial and light-filled space. Exposed beams frame the ceiling, complementing traditional cabinetry and the oil-fired Aga, which serves as both a focal point and a practical cooking appliance. Large windows flood the room with natural light, while the generous dining area creates a natural hub for family life and entertaining.

A utility room sits to the side, with direct access onto the rear patio — perfectly positioned for alfresco dining. A pantry cupboard offers additional storage, and a staircase rises from this area to the first floor.

The snug is a cosy, intimate retreat featuring a 5kW log-burning stove and views over the rear patio — an ideal space to unwind during the cooler months.

A spacious boot room, accessed from the rear entrance, provides practical everyday functionality. From here, a second staircase leads to the upper level, reinforcing the flexible layout of the home. A useful study is also located in this part of the property, offering a peaceful area to work.

The Barn Conversion Element

In the former barn section, the property opens into a striking split-level living and dining room. This impressive space benefits from French doors and a large feature window, framing panoramic views across the gardens and the stream below. Natural light pours in throughout the day, enhancing the scale and versatility of the room.

Below this level is an additional room currently used as a home office. With its own large window and exceptional outlook, this space could equally function as an additional bedroom.

Importantly, this entire wing of the property lends itself to conversion into a self-contained annex, subject to any necessary consents — making it particularly well suited to multigenerational living or dependent relatives.

FIRST FLOOR

Upstairs, there are three double bedrooms and a substantial family bathroom complete with a beautiful freestanding bath.

The principal bedroom benefits from an en-suite bathroom and extensive built-in storage. From here, there are uninterrupted views over the rear gardens and towards Blake Fell, providing a constant visual connection to the surrounding landscape.

OUTSIDE

Mill House sits within approximately 0.75 acres of mature, thoughtfully divided grounds.

The largest section — a beautiful front lawn — offers a peaceful setting to sit and enjoy the sound of birdsong and the gentle trickle of the stream that runs nearby. The gardens provide both open lawned areas and more sheltered corners, creating a variety of usable outdoor spaces.

A substantial sandstone barn further enhances the offering. Internally divided into several rooms, it provides extensive storage for logs, garden equipment and outdoor pursuits. The barn houses the 45kW ETA biomass boiler and 5-tonne pellet hopper, installed nine years ago. The naturally warm boiler room presents an excellent workshop space — clean, dry and practical year-round.

There is additional storage on the upper floor, and the barn itself offers potential for conversion into further domestic accommodation, subject to the necessary planning consents.

LOCATION

Mill House enjoys an enviable position within the village of Lamplugh, a well-regarded rural hub situated on the western fringe of the Lake District National Park. This location provides immediate access to some of the region's most unspoilt landscapes, with fell walks, woodland trails and open countryside accessible directly from the doorstep. Views towards Blake Fell reinforce the property's connection to its surrounding landscape.

Despite its peaceful setting, Lamplugh offers practical day-to-day amenities including a well-supported primary school, village hall and active community groups. The nearby market town of Cockermouth provides a broader range of facilities including independent shops, supermarkets, medical services and leisure provision.

To the west, the Cumbrian coastline and the Solway Firth are within easy reach, offering expansive beaches, coastal walks and spectacular sunsets across the Irish Sea. The combination of fell, farmland and coastline within such close proximity is increasingly rare and positions this area as one of Cumbria's most diverse lifestyle locations.

Lamplugh is known for its strong sense of community — a genuine country village where residents engage in local events and support one another — making it particularly appealing for those seeking a more grounded pace of life without isolation. The Countryman pub, a popular destination, is just 5 minutes drive or a short walk away and the perfect place to enjoy a drink or a fantastic meal.

In summary, this is a location that delivers scale of scenery, outdoor accessibility and community cohesion in equal measure.

INFORMATION

GENERAL REMARKS AND INFORMATION
Viewings: Strictly by appointment through the sole selling agents Fine & Country. Tel 01228 583109

Offers: Offers should be submitted to the selling agents, Fine & Country. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to note their interest with the selling agents.

Tenure and Possession: Freehold possession upon completion.

EPC Rating: E

Services: Mill House is served by mains electricity & water. Sewage is dealth with via a treatment plant, installed in 2024. Heating is powered via a biomass heating system. The kitchen Aga is powered by oil.

Broadband is provided via BT with speeds of 22mbps however Fibrus are currently installing direct fibre in the area.

Council Tax: Local authority – Cumberland council. Council tax currently in band E

Money Laundering Obligations: In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted

Website and Social Media: Further details of this property as well as all others offered by Fine & Country are available to view on our website www.fineandcountry.co.uk. For updates and the latest properties like us on facebook.com/Fine & Country Cumbria and Instagram on @fineandcountrycumbria

Referrals: Fine & Country work with preferred providers for the delivery of 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

Fine & Country will receive a referral fee: PIA Financial Solutions – arrangement of mortgage & other products/insurances; Fine & Country will receive a referral fee of £50 per mortgage referral. Figures quoted are inclusive of VAT

Money Laundering Regulations: We are required by law to carry out Anti Money Laundering Checks prior to issuing a memorandum of sale. We use an external agency to conduct these checks. Once an offer has been agreed, Coadjute will contact you to complete the checks electronically. A fee of £45 + VAT per person will apply and will be processed by Coadjute. If you have any queries, please contact the office.

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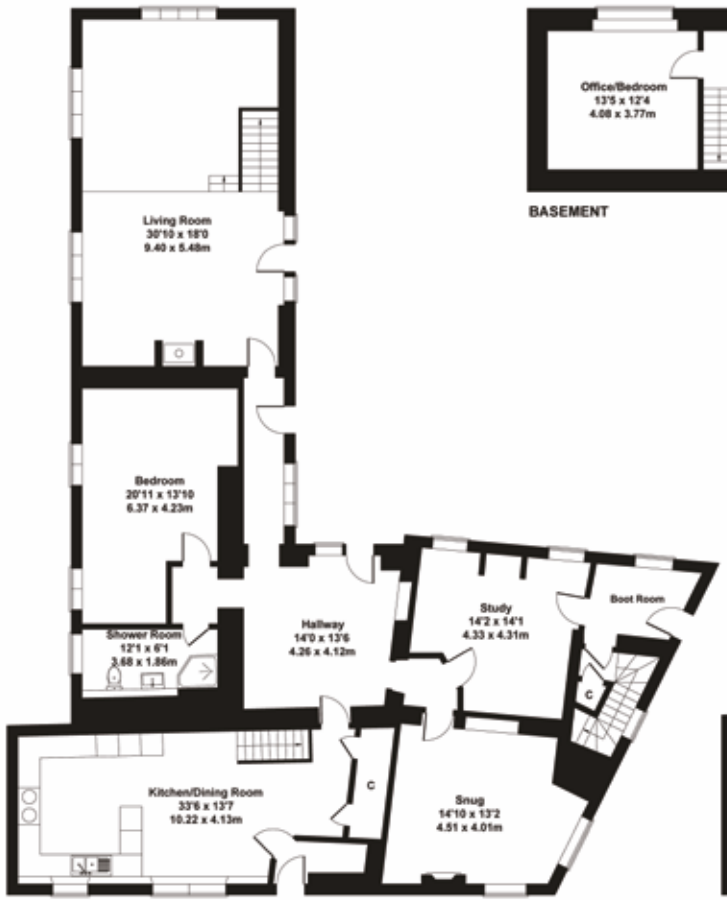
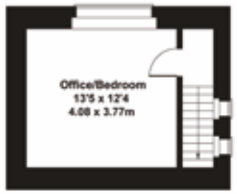
Mill House

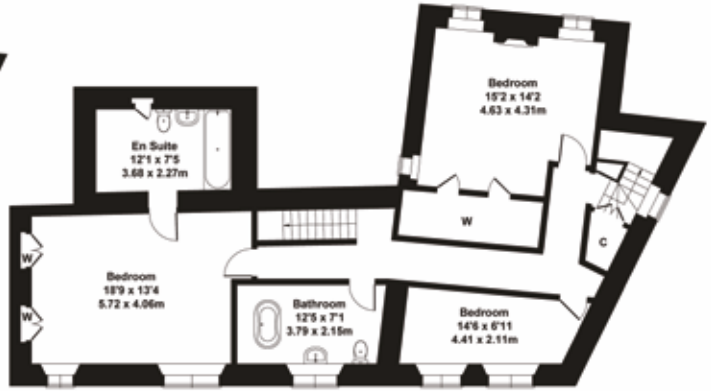
Approximate Gross Internal Area
3627 sq ft - 337 sq m



GROUND FLOOR



BASEMENT



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

Mill House

Approximate Gross Internal Area
1023 sq ft - 95 sq m

OUTBUILDINGS

Not to Scale. Produced by The Plan Portal 2026
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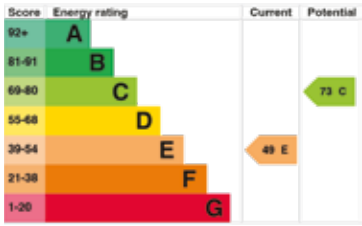

The Property Ombudsman

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home

THE FINE & COUNTRY FOUNDATION

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