

Allithwaite

£250,000

The Old Water Mill
Old Brewery yard
Allithwaite
Grange-Over-Sands
Cumbria
LA11 7RH

Property Ref: G2316

A Unique Development Opportunity in the Southern Lakes to Convert a former Water Mill

- Create your own unique home
- Have fun landscaping a woodland garden and millstream.
- Experience and enjoy the Westerley aspect and unspoilt farmland.
- Walk to nearby shores of Morecombe Bay with Humphrey Head just a few minutes from your door.
- Enjoy the rural settign with shop and pub nearby.



Artist impression subject to planning



Rear Aspect



Aerial View

Description The location is delightful, the views more than pleasing, the stream in the garden could be idyllic, the outside space plentiful, the peace is wonderful... All that is required is vision to create a most enviable home.

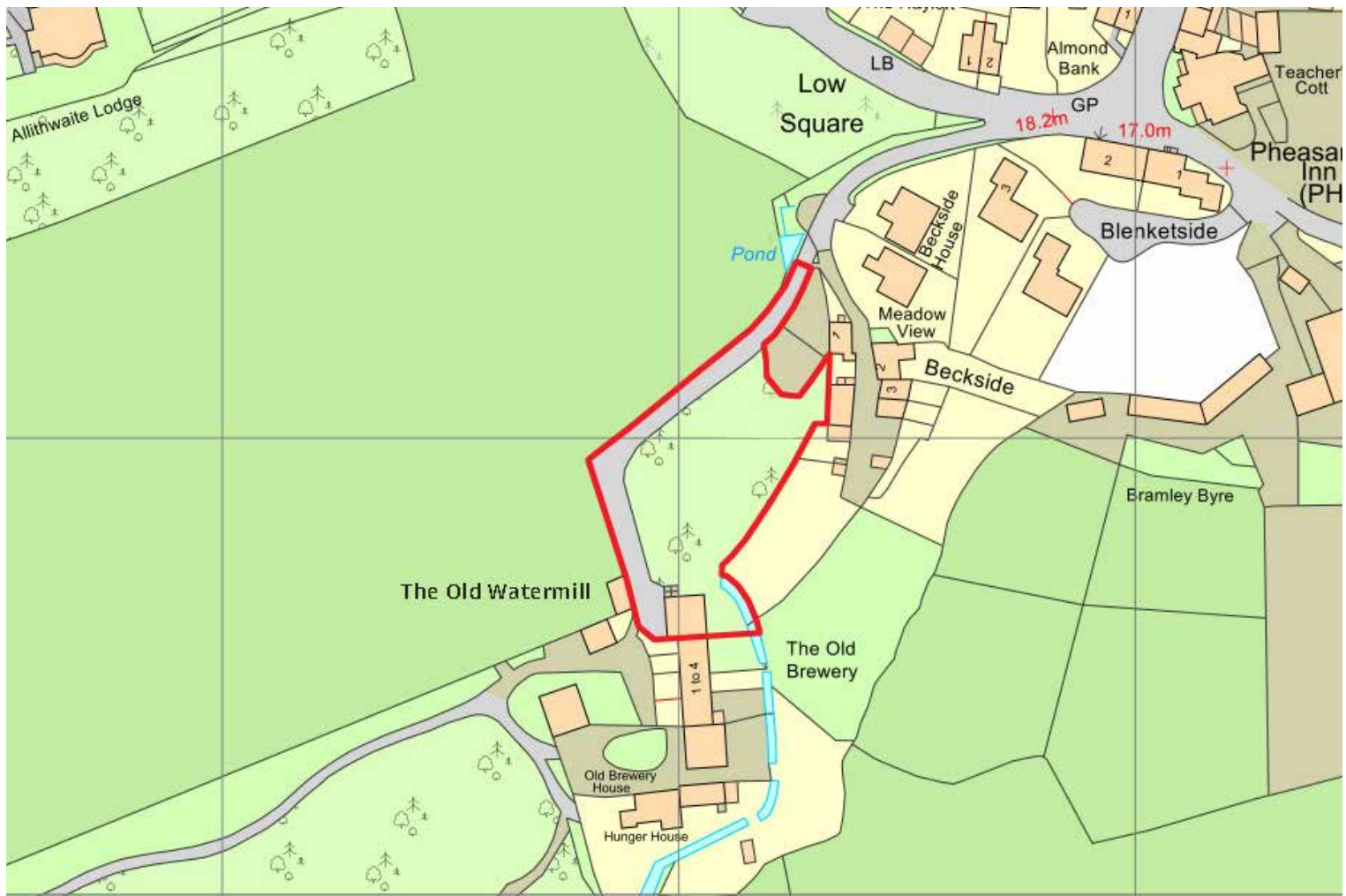
The basement of the property offers a glimpse into the historical past of the building with the impressive exposed beams. The building as a whole is now in need of a comprehensive programme of renovation and refurbishment but could be made into something rather special. Currently offers Lower and Upper Ground floors and 'unexplored' second floor/roof space again with fabulous old timbers and beams. Secluded and peaceful and yet with easy access to the popular, friendly village of Allithwaite.

Accommodation (with approximate measurements)

Lower Ground Floor currently with only external access. High, deep set windows to two walls with old 'cold store' in corner. Impressive, exposed old ceiling beams and doorway to second smaller cellar room, again with one window opening.

4 external steps lead up to the half glazed timber front door which opens to:-

Upper Ground Floor previously in occupation as a spacious flat now literally a blank canvas for the new owner to re-model this versatile space into a room configuration that best suits their requirements. Perhaps connect (with a stylish spiral staircase?) to the spacious Roof Area where a truly magnificent room/rooms could be created complemented by a plethora of beams and would offer stunning views to open countryside. Stairs down to the Lower Ground floor would transform the property into a home of character set over 3 floors.



Ordnance Survey Map

Outside The outside space included with The Old Water Mill is fairly extensive beginning at the unmade track. From here the track and the wooded land to the left [once the site of the Mill Pond], belong to The Old Water Mill. (Note: There is a Public Footpath along the driveway.) Currently a little neglected and overgrown the woodland area has a number of mature conifers and excellent potential for landscaping to create a delightful garden space in a perfect location to 'soak up' the surrounding country views. There is ample space for parking to the side and front of the property.

Our client's architect offers a vision of what might be possible and a proposed layout is shown below outlining the potential for a stylish 4 Bedroom home over 3 levels. With flair and imagination a unique home with an outstanding country view and delightful garden can be created in a secluded setting to the South of the Cartmel Peninsula

Services: Mains Water and Electricity. Gas not presently connected to the property. Drainage is to a private system serving the Old Mill and the properties at the Old Brewery adjoining.

Tenure: Freehold. Vacant Possession will be available as soon as desired, with no upper chain.

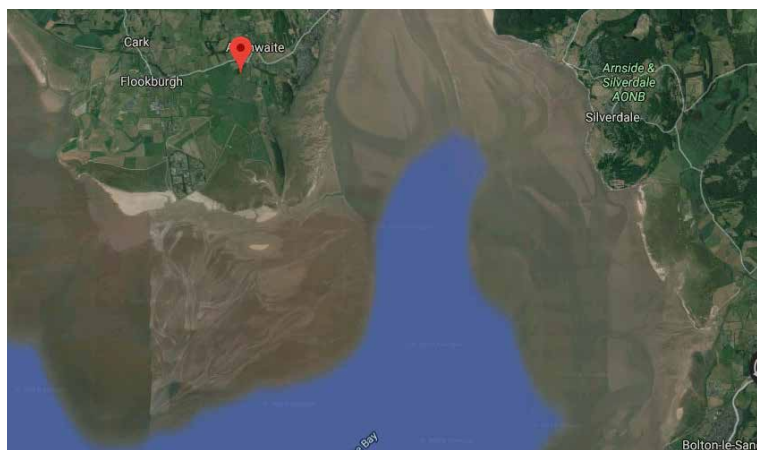
Council Tax: Band C. South Lakeland District Council.

Viewings: Strictly by appointment with Hackney & Leigh Grange office.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.



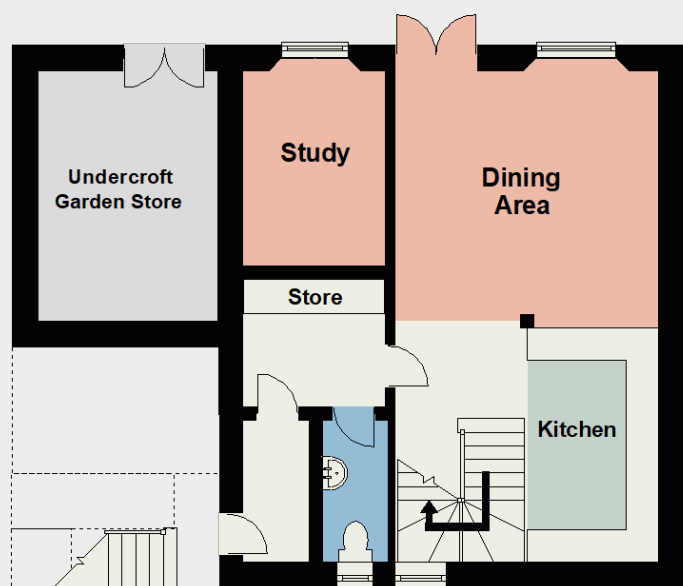
Elevated View of front Aspect



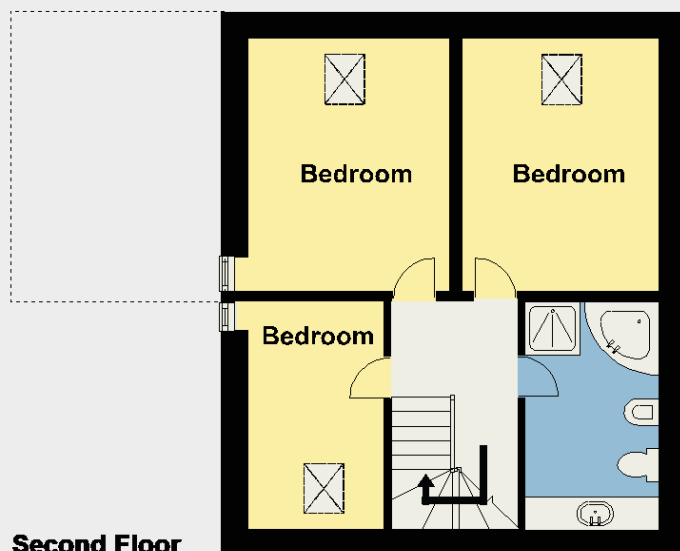
Google Earth

For a Viewing Call 015395 32301

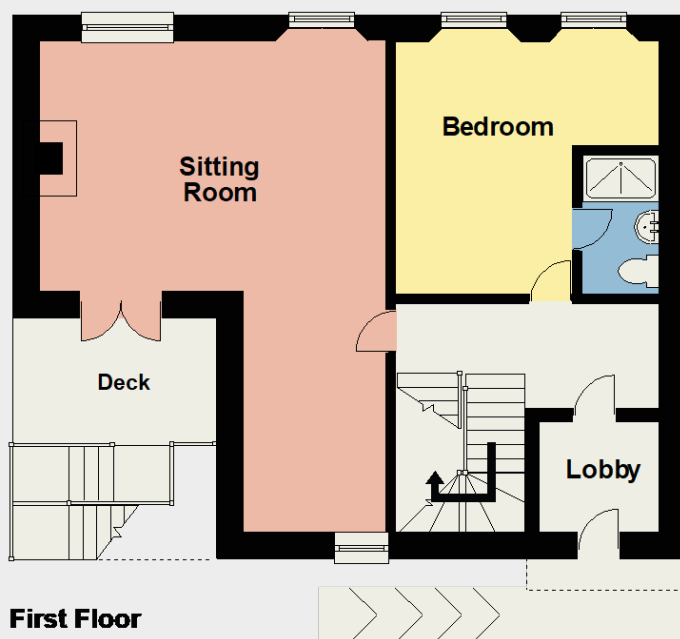
Architect Sketch Of One Possible Layout – New Owner Can Create A Home To Suit Their Own Imagination



Ground Floor



Second Floor



First Floor

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