

Allithwaite

£270,000

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

Once the village's Corn Mill, this unique property sits on a generously proportioned plot in an enviable, peaceful location complete with stream and attractive country views. Requiring complete refurbishment The Old Water Mill is truly a blank canvas for an imaginative new owner to design and create a stunning home. This characterful period property presently has real potential to provide living space over three levels utilising the basement, first floor and 'unexplored' roof space with a superb collection of timber beams. A genuine rare opportunity for those seeking a project to create a traditional, fabulous home in a country setting, to the south of the Cartmel peninsula. The only barrier in one's imagination!

Property Ref: G2316

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Artist impression subject to planning



Rear aspect

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 program 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 which boast amenities such as excellent Public House & Eatery (The Pheasant Inn), Primary School and

Community Centre. Approximately 2 miles away is Grange-over-Sands with larger shops, Medical Centre, Library and Railway Station.

Most people in the U.K are aware of the many and varied attractions of the Lake District, especially its central areas. Much less well known are those areas between the National Park and the Irish Sea, now known as the Lake District Peninsulas. Allithwaite lies central to this arc of beauty and history. To the east sits Levens Hall, the oldest extant Elizabethan gardens in the world. To the west lies Furness Abbey who's ruins belie its huge influence and power and yet only a few miles further west are the vast modern construction buildings for our nuclear submarines shadowing the excellent Docks museum to one side and Walney Island on the other where at the nature reserve you can (carefully) walk between the multitude of nesting seabirds to watch the seals from the oceans edge.

All this is within 40 or so minutes' drive, there is, however, a walk of approx. 1½ miles to the sea at Humphrey Head from the Mill, a much shorter one to the welcoming pub at the top of your lane, or perhaps a leisurely 40 min stroll over Boar Bank into the lovely village of Cartmel with a host of good hostelrys including the Michelin starred L'Enclume. If not too replete a visit to the fabulous Priory might be contemplated or left for another day - perhaps after a picnic on the East side of Conistone Water after the visitors have set off back to the M6. To reach the property proceed Westwards out of Grange towards the next Village of Allithwaite. Just past The Pheasant Inn take the left hand turn (down hill) signposted "Leading to Beckside.". Follow the lane keeping to the right and the unmade track leads to "The Old Water Mill".



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.

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

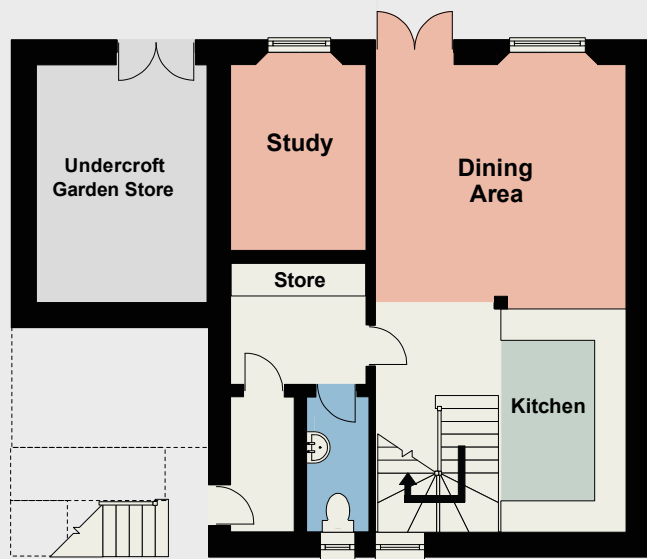
Services: Mains Water and Electricity. Gas not presently connected to the property. Drainage is to a private system serving the Old Mill and the properties at the Old Brewery adjoining.

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

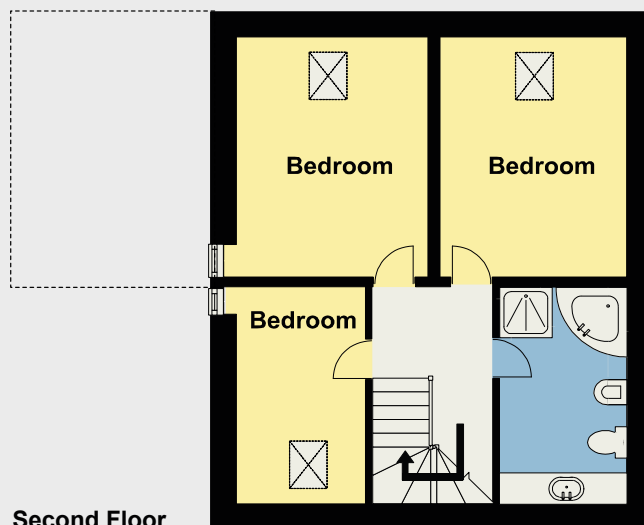
Council Tax: Band C. South Lakeland District Council.

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

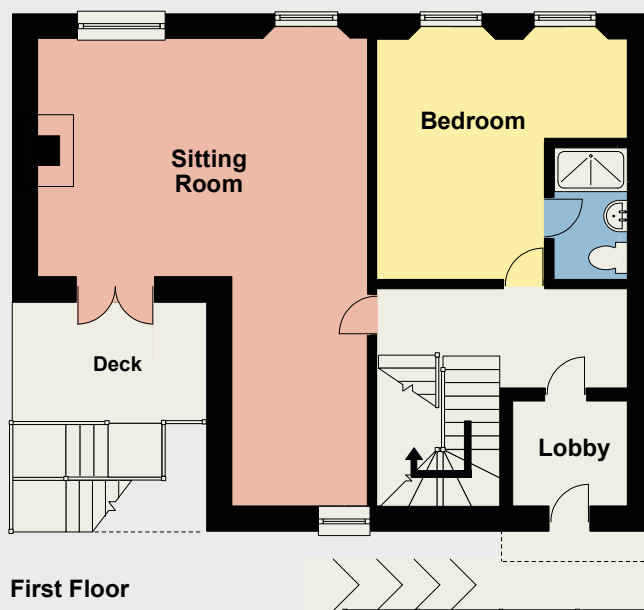
Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.



Ground Floor



Second Floor



First Floor

ARCHITECT SKETCH OF ONE POSSIBLE LAYOUT – NEW OWNER CAN CREATE A HOME TO SUIT THEIR OWN IMAGINATION

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