

THWAITES MILL COTTAGE
Thwaites, Millom, Cumbria, LA18 5JX



GSC GRAYS

PROPERTY • ESTATES • LAND

THWAITES MILL COTTAGE

MILLOM, CUMBRIA, LA18 5JX

Broughton-in-Furness 3 Miles | Millom 4.5 Miles | Coniston 11 Miles |
Windermere 26 Miles (all distances are approximate).

THWAITES MILL COTTAGE IS A CHARMING DETACHED STONE-BUILT COTTAGE OVERLOOKING BLACK BECK. IN AN ATTRACTIVE AND ACCESSIBLE LOCATION, THE PROPERTY OFFERS EXCELLENT SCOPE FOR MODERNISATION.

- Detached traditional cottage, full of character.
- Four bedrooms, Two reception rooms, and Two bathrooms.
- Spacious adjoining annex, integrated garage and range of outbuildings.
 - Mature garden, with river frontage.
 - Approximately 0.51 acres of woodland.
- Scope to extend the principal accommodation or create alternative uses alongside the dwelling, subject to the relevant consents.
 - The cottage has an EPC rating of an E.
 - No onward chain.



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LA6 2DY

Tel: 01524 880320

www.gscgrays.co.uk

farmagency@gscgrays.co.uk



Situation

Thwaites Mill Cottage is positioned in the southern end of the Lake District National Park, set within iconic Cumbrian Countryside. The Lake District National Park is a World Heritage Site which is famous around the world, with its iconic landscape and lakes.

The Cottage is close to the charming Cumbrian market village of Broughton-in-Furness, steeped in Cumbrian history and tradition. The village has a vibrant community with independent shops, pubs, and excellent local amenities; including a butchers, bakers and even a candlestick makers.

The nearby towns of Millom and Ulverston offer a full range of services and schools.

Junction 36 of the M6 is about 40 miles from Thwaites Mill Cottage where it is easy to reach Lancaster, Carlisle and Manchester. There is also a rail service with connections to the West Coast Main Line.

The property is situated in a rural location, within close access to the A595. Ulverston and Barrow Train Stations offer direct train services to Manchester.





Description

Thwaites Mill Cottage is a charming detached stone-built cottage overlooking Black Beck, positioned beside the former Thwaites Mill buildings. The property combines period character with excellent potential, providing the perfect opportunity for a purchaser to put their own stamp on it.

The ground floor accommodation comprises an entrance hallway, sitting room, dining room, kitchen, and utility room. To the first floor, there are four well-proportioned double bedrooms, including a principal bedroom with dressing room and ensuite. The family bathroom includes a shower, WC, and wash hand basin.

Integrated within the property is a large garage and store, which has the potential to be converted into additional accommodation for the dwelling.

Adjoining the property is a spacious annex, arranged over two floors, with a range of traditional outbuildings. This provides generous storage and offers scope to be incorporated into the main house, or to create a second dwelling or an alternative use (subject to any necessary consents).

External

The Cottage has a garden to the side and rear, which has a range of mature shrubs and perennial plants and direct access to the beck. The front of the property features a open lawned garden with a selection of mature trees and shrubs, together with an area of woodland across the beck. Should it be required, there is an opportunity to purchase an additional enclosed paddock of approximately 0.84 acres. Further details will be available from the Agent.



GENERAL INFORMATION

Rights of Way and Easements

The property is sold subject to and with the benefit of all rights of way whether public or private, rights of water, light, support, drainage, electricity and other rights and obligations, easements, quasi-easements, restrictive covenants and all existing and proposed wayleaves whether referred to or not.

Services

The property has mains electricity and a shared private water supply, from a private spring. Drainage to the property is via a septic tank, which is believed to be non-compliant.

Local Authorities

Cumberland Council
Civic Centre
Rickergate
Carlisle
CA3 8QG

T: 0300 373 3730

Council Tax

Thwaites Mill Cottage – Band C

EPC

Thwaites Mill Cottage - E

Solicitors

Harrison Drury
T: 01539 751 267

Designations

The property is located within the Lake District National Park



Method of Sale

Thwaites Mill Cottage is to be offered for sale by private treaty.

Fixtures, Fittings and Equipment

Only those items specially mentioned in these sale particulars are included in the sale.

Boundaries

Neither the vendor nor the vendor's agent will be responsible for defining the boundaries or their ownership thereof and the Purchaser(s) shall rely on their own inspections and the information appearing in the Land Registry. Maintenance responsibilities are indicated by T marks on the transfer plan.

Sporting Rights & Mineral Rights

Sporting and mineral rights are included in the sale in so far as they are owned.

Timber

All standing and fallen timber will be included in the sale.

VAT

Any guide prices quoted or discussed are exclusive of VAT. Should any part of the sale or any rights attached to it become chargeable items for the purpose of VAT then this will be payable by the purchaser. No election to tax has been made in respect of the property.

Directions

From Broughton-in-Furness, head West on to the A595 towards Millom. Continue over Duddon Bridge and up Buckman Brow, following the road for approximately half a mile from the top of the hill. Turn right, following the signs towards Broadgate. Continue along the road for approximately 300 metres, with the property being on your right hand side.

Viewing

Appointments to view will be through the Selling Agents only by calling 01524 880320.

Postcode

LA18 5JX

What3words

///bonus.front.proudest///

Conditions of Sale Purchase Price

Upon exchange of contracts, a non-returnable deposit of 10% of the purchase price shall be paid. The balance will fall due for payment on completion at a date to be agreed and whether entry is taken or not with interest accruing at the rate of 5% above the Bank of England base rate.

Disputes

Should any discrepancy arise within these particulars of sale or the interpretation of them, the question shall be referred to the arbitration of the Selling Agent(s) whose decision acting as experts will be finally.

Plans, Areas and Schedules

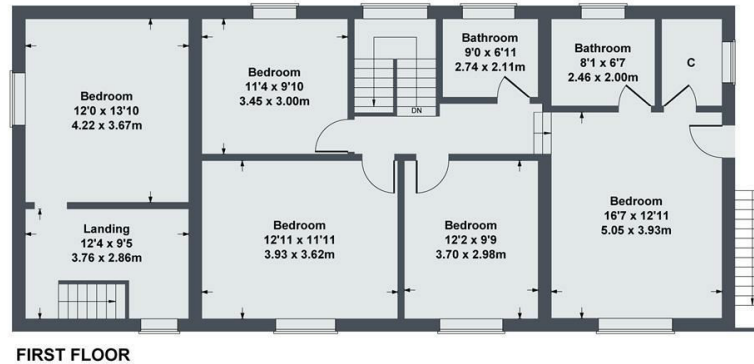
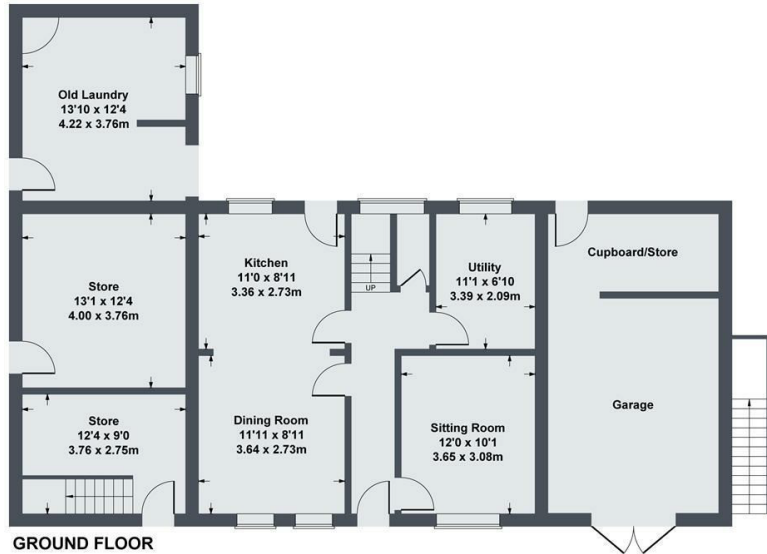
These are based on the Ordnance Survey and Rural Land Register and are there for reference only. They have been carefully checked by the Selling Agent(s) and the Purchaser shall be deemed to have satisfied himself as to the description of the property and any error or misstatement shall not annul the sale does not entitle either party to compensation in respect thereof.

Overseas purchasers

Any offer by a Purchaser(s) who is resident out of the United Kingdom must be accompanied by a guarantee from a bank who is acceptable to the Sellers.

Thwaites Mill Cottage

Approximate Gross Internal Area
2562 sq ft - 238 sq m

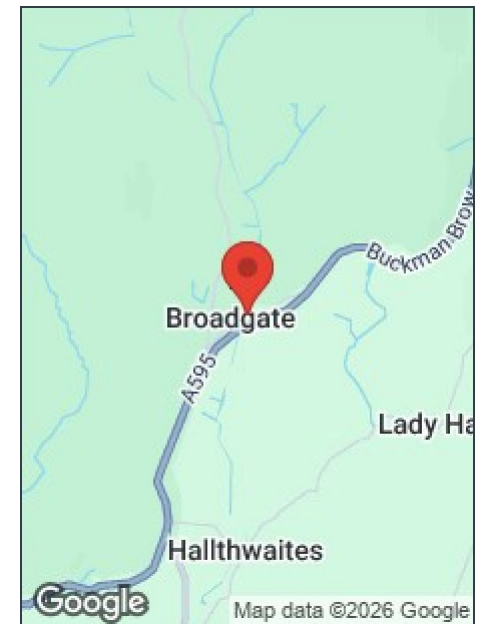


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan are a general guide only and do not form any part of any offer or contract.
2. All descriptions including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their corrections by inspection or otherwise.
3. Neither GSC Grays nor the vendor accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition / repair or otherwise, nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the view the property.



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