



## Rougemont Main Street

Silecroft, Millom, LA18 5LP

Offers In The Region Of £350,000



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*Tucked away in the charming seaside village of Silecroft, within the stunning Lake District National Park, this delightful detached bungalow offers a peaceful retreat with picturesque views of Black Combe and the surrounding countryside. Just a short walk from the sandy beach, the property combines scenic beauty with convenience.*

*Inside, you'll find modern fixtures throughout, along with UPVC double glazing and LPG gas central heating for year-round comfort. The spacious interior boasts two generous reception rooms, a well-appointed kitchen, three large double bedrooms, a bathroom, and a separate shower room. Outside, the home features beautifully maintained gardens to the sides and rear, a detached garage, and ample off-road parking for multiple vehicles—making it the ideal blend of practicality and charm in a truly special location.*

As you arrive at the charming detached bungalow known as Rougemont, you're welcomed by a spacious tarmac driveway offering ample off-road parking for multiple vehicles. Step through the white UPVC front door into a generously sized, bright, and airy entrance hall that provides access to all rooms.

The expansive living room is filled with natural light thanks to multiple windows and features a stylish fireplace with surround. Decorated in soft natural tones and fitted with a plush carpet, this inviting space also includes sliding doors that lead out to the rear garden. Internal double doors open into an additional reception room, also beautifully bright with large windows that showcase views of the surrounding countryside. This room continues the tasteful, neutral décor, creating a calm and versatile living area.

The kitchen offers a practical layout with a good range of wall and base units, topped with a green work surface and complemented by a tiled splashback. It features wood-effect flooring and cream walls, along with a single sink unit with mixer taps, a built-in oven and grill, an electric hob, and a convenient breakfast bar.

All three bedrooms are generously proportioned and decorated in neutral tones. The main bedroom benefits from fitted wardrobes, offering plenty of storage space.

The property includes a modern bathroom complete with a three-piece suite comprising a WC, wash basin, and bath, with full wall tiling. Additionally, there is a separate shower room, also fully tiled and fitted with a WC, wash basin, and shower cubicle.

Externally, you'll find a large detached garage with power, ideal for vehicle storage or use as a workshop. The beautifully maintained gardens wrap around the sides and rear of the property, mostly laid to lawn and adorned with mature trees and shrubs. From here, you can enjoy stunning views of Black Combe and the surrounding countryside—perfect for peaceful outdoor living.

### Entrance hall

14'5" x 8'7" (4.397 x 2.617)

### Reception One

15'6" x 22'3" (4.728 x 6.799)

### Reception Two

11'7" x 16'2" (3.547 x 4.938)

### Kitchen

16'9" x 7'11" (5.127 x 2.435)

### Bathroom

7'11" x 7'8" (2.417 x 2.361)

### Shower room

5'5" x 6'8" (1.662 x 2.050)

### Bedroom One

11'2" x 14'10" (3.413 x 4.522)

### Bedroom Two

8'3" x 10'11" (2.517 x 3.347)

### Bedroom Three

9'4" x 11'3" (2.855 x 3.431)

### Garage

22'4" x 12'8" (6.823 x 3.868)





- Detached Bungalow
- Quiet Village location
  - Large garden
  - Off road parking
  - EPC F

- Three bedrooms
- Amazing Views
- Detached garage
- Council tax band D
- Seperate shower room & bathroom



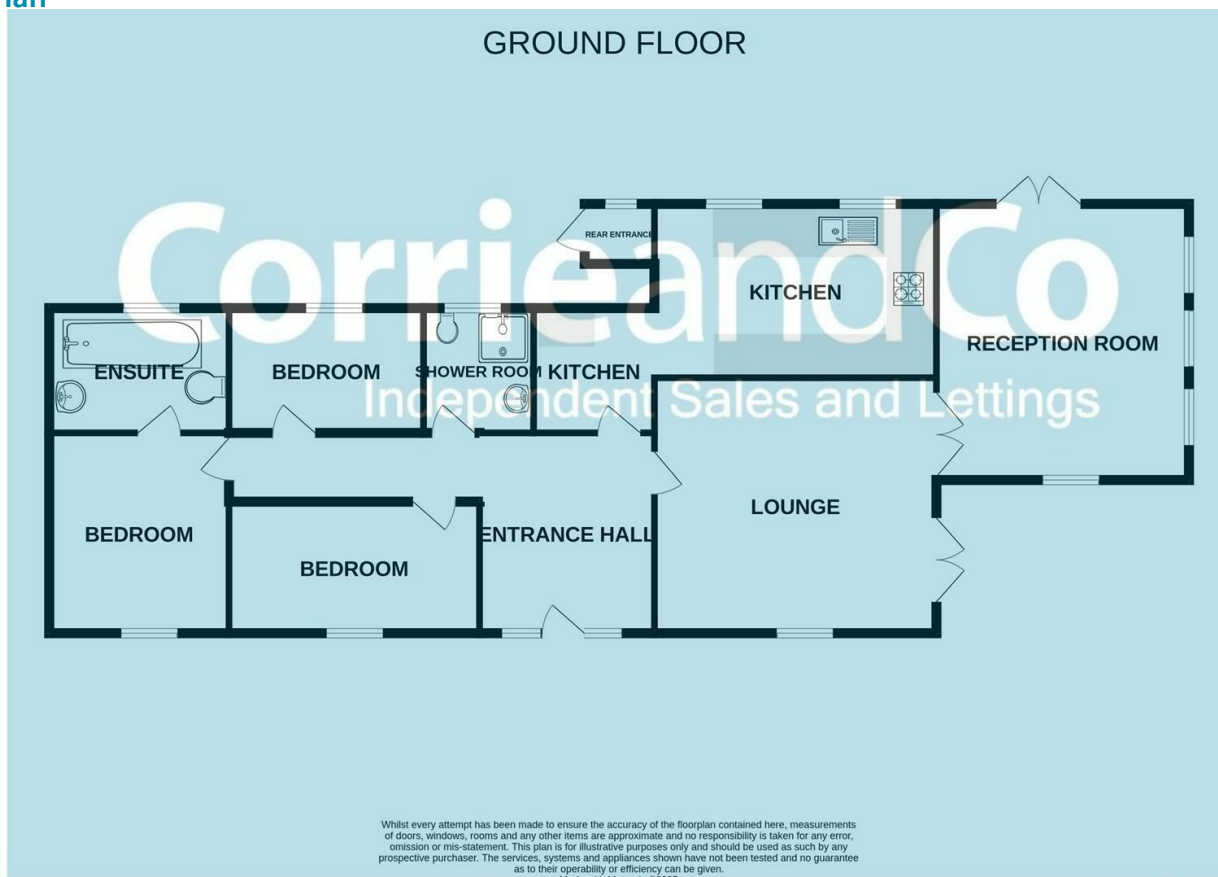
## Road Map



## Terrain Map



## Floor Plan



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Estate agents are required by law to check a buyers /sellers identity to prevent Money Laundering and fraud. You do have to produce documents to prove your identity or address and information on your source of funds. Checking this information is a legal requirement to help safeguard your transaction, and failing to provide ID could cause delays. Corrie and Co, outsource these checks to speed up the process. The company does charge for such checks, please ask for more information and guidance on associated costs.

To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services. Ask for further information.

Environmental Impact (CO <sub>2</sub> ) Rating		
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

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