



## Edge Close

Bootle , Millom, LA19 5TB

Offers In The Region Of £500,000



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Discover this stunning three-bedroom detached property located in the quiet village of Bootle, Cumbria within the stunning Lake District National Park. Recently renovated to a very high standard while keeping many original features, this home boasts amazing views of the surrounding countryside and fells. Upon entering, a vestibule leads to an entrance hall with access to the lounge, dining room, kitchen, and study. Upstairs, there are three double bedrooms and a lovely family bathroom. An added bonus is the beautiful attic room with exposed beams. This outstanding property has a driveway that can accommodate five cars, a large wrap-around patio area, a lawned garden to the front and back with a vegetable garden and greenhouse, as well as a detached barn. This property would make an ideal family home and is ready to move into. Contact the Millom Office on 01229 355333 for more details or to arrange a viewing.

### Entrance vestibule

### Entrance hallway

### Reception one

11'5" x 12'4" (3.48 x 3.77 )

### Dining room

9'8" x 12'2" (2.97 x 3.73 )

### Kitchen

11'2" x 11'0" (3.41 x 3.36 )

### Study

8'8" x 8'8" (2.65 x 2.65 )

### Master bedroom

12'4" x 11'5" (3.78 x 3.49 )

### Walk in wardrobe

8'2" x 3'9" (2.51 x 1.15 )

### Bedroom Two

11'6" x 12'5" (3.52 x 3.79 )

### Bedroom Three

8'10" x 11'2" (2.71 x 3.42 )

### Bathroom

11'3" x 8'1" (3.45 x 2.48 )

### Bedroom four/loft room

26'10" x 7'8" min 15'6" max into eaves (8.19 x 2.34 min 4.74 max into eaves )

### Externally

### Barn

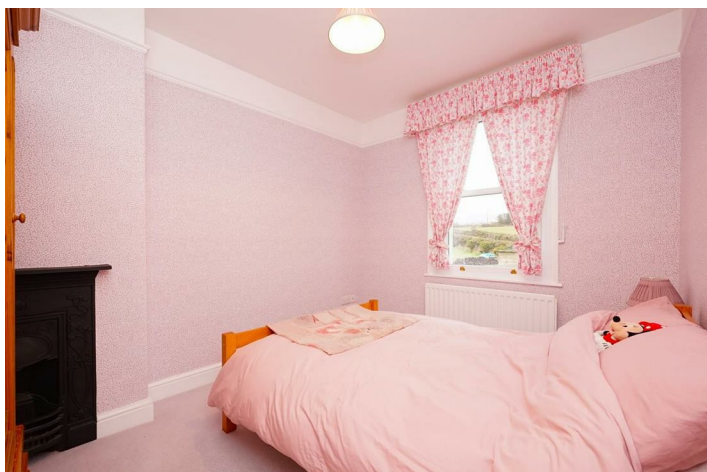
22'11" x 8'4" approx (7.01m x 2.55 approximately )

### Summary





- Detached property
- Large attic room
- Lake District National Park
- Large garden with wrap around patio
- Council Tax Band D
- Three double bedrooms
- Stunning views
- Renovated throughout
- Detached barn
- EPC D



## Road Map



## Terrain Map



## Floor Plan



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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.

