



Sledbank Farm Silecroft

Millom, LA18 5LR

Offers In The Region Of £285,000



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Sledbank Farm presents a rare opportunity to acquire a substantial property set within an extensive plot in the seaside village of Silecroft, just a short distance from the local beach, offering exceptional potential to create a stunning family home in a beautiful countryside setting.

While the property would benefit from some modernisation, it already provides generous living accommodation including four bedrooms, two bathrooms, and two reception rooms. Externally, there is ample private parking, extensive outdoor space, and a large garden enjoying attractive views across the surrounding countryside.

Local occupancy restrictions apply — Paddock land available under separate negotiations. Please contact the Millom Office for full details.

As you approach the property, you are welcomed by gates opening onto a private driveway bordered by mature trees and shrubs, creating an attractive and secluded setting.

Entering through the handy porch area, you are led into the central hallway which provides access to all rooms within the bungalow. The spacious living room offers a bright and comfortable space for relaxing and entertaining, with double doors leading through to the recently fitted modern kitchen. The kitchen has been finished to a high standard with a range of contemporary base and wall units complemented by contrasting work surfaces. Integrated appliances include a full-size dishwasher, 70/30 fridge freezer, electric fan oven, stainless steel double sink unit, electric hob, and cooker hood. There is also a breakfast bar for informal dining, while still offering ample room for a family dining table and chairs.

Adjacent to the kitchen is a useful utility room fitted with a sink unit and providing space for both a washing machine and tumble dryer. A door from the utility room gives convenient access to the outside.

To the opposite side of the bungalow are four well-proportioned bedrooms, making the property ideal for families or those requiring additional guest or office space. The master bedroom benefits from its own en-suite shower room comprising a WC, wash basin, and shower cubicle.

The main bathroom is generously sized and fitted with a WC, wash basin, and a large walk-in shower.

Externally, the property is set within substantial gardens, mainly laid to lawn, with plenty of space to enjoy outdoor living and entertaining. The gardens take full advantage of the lovely open views across the local countryside, adding to the property's appeal and sense of tranquillity.

Porch

8'10" x 6'11" (2.695 x 2.119)

Entrance hall

5'6" x 13'6" (1.701 x 4.127)

Hallway

17'5" x 3'4" (5.325 x 1.017)

Living room

13'9" x 17'8" (4.201 x 5.404)

Kitchen/Diner

11'10" x 17'8" (3.623 x 5.395)

Bedroom one

9'11" x 13'6" (3.025 x 4.117)

En-suite shower room

4'7" x 7'8" (1.398 x 2.340)

Bedroom two

9'9" x 11'9" (2.991 x 3.600)

Bedroom three

9'9" x 9'8" (2.987 x 2.969)

Bedroom four

9'10" x 7'6" (3.019 x 2.306)

Shower room

9'11" x 3'2" (3.023 x 0.975)



- Attached Plot of Land
- Development Opportunity
- Large Existing Floorplan
- Council Tax Band - D
- Solar panels

- Peaceful Scenic Location
 - Private Driveway
- Four bedrooms - Master with ensuite
 - EPC -tbc
- Recently new fitted kitchen



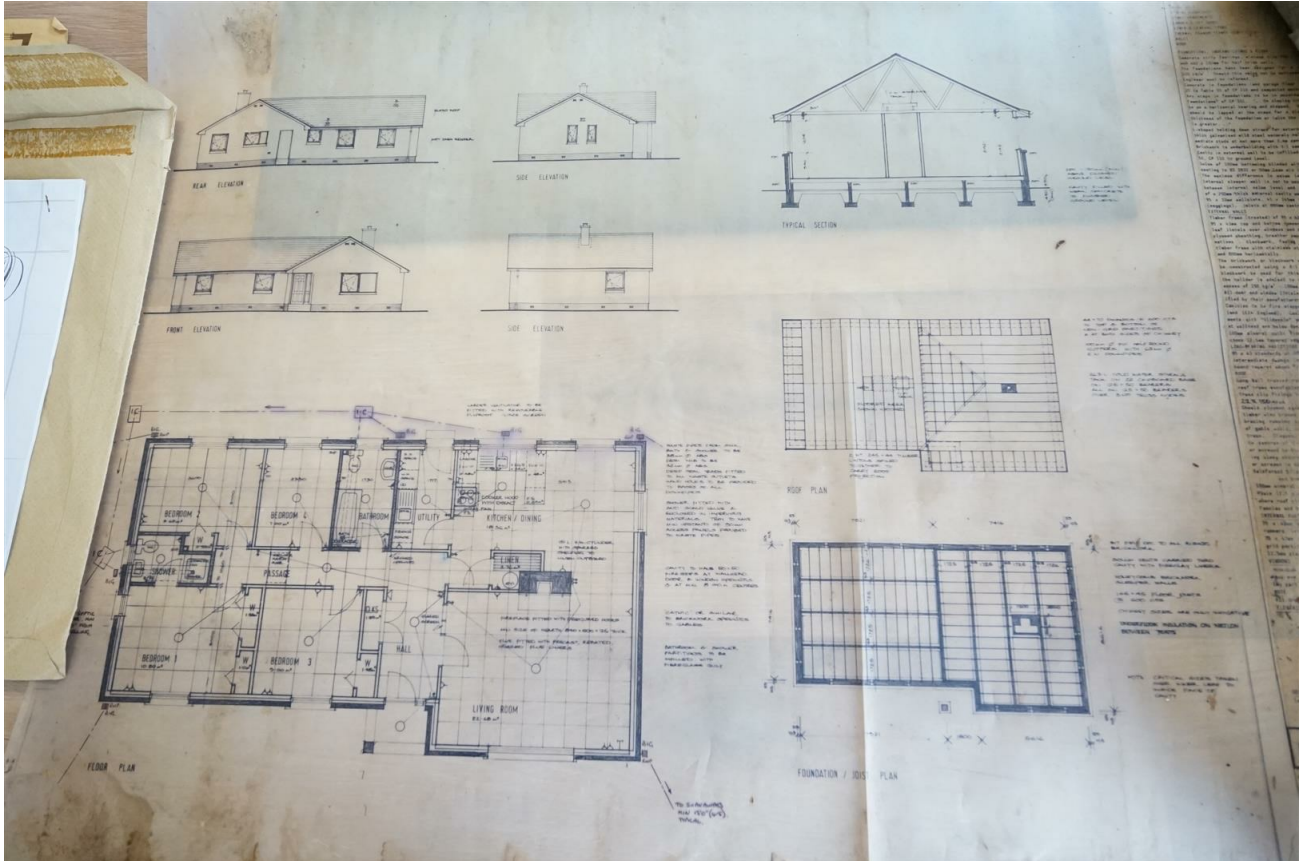
Road Map



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

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