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INDEPENDENT SALES & LETTING AGENTS

Black Combe House The Green

Kirksanton, Millom, LA18 4NW

Offers In The Region Of £445,000

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We are delighted to present for sale this substantial and versatile property, located in the peaceful and picturesque village of Kirksanton. Nestled on the edge of the renowned Lake District National Park and just a stone's throw from a variety of scenic coastal walks and unspoiled beaches, this home offers an exceptional opportunity to enjoy countryside and coastal living at its finest.

This generously sized residence boasts eight spacious double bedrooms, each benefiting from its own private en-suites, the property also features three well-proportioned reception rooms, providing ample space for family living, entertaining, or guest accommodation, alongside a fully equipped kitchen. Externally, the property is equally impressive, offering off-road parking for multiple vehicles, a private garage, and beautifully maintained gardens to the rear and side. These outdoor spaces enjoy lovely views over the surrounding countryside, offering a tranquil setting for outdoor relaxation or social gatherings.

Currently being used as a family home this property has previously been operated as a bed and breakfast, this is a rare opportunity to acquire a large, well-appointed property in a sought-after location with enormous potential, whether as a family residence, business venture, or lifestyle change

As you approach this impressive and substantial property, you are immediately welcomed by a generously sized driveway that offers ample off-road parking for multiple vehicles—ideal for families and visiting guests alike.

Upon entering the home, you are greeted by a bright and inviting entrance hall, tastefully decorated in neutral tones and featuring attractive wooden effect flooring, the hallway provides access to the main living areas as well as a staircase that leads to both the first and second floors.

The lounge is a warm and welcoming space, perfect for relaxing or entertaining. It features a charming central fireplace with an electric fire insert, creating a lovely focal point and cosy atmosphere. Two large windows flood the room with natural light and offer delightful views of the surrounding countryside. The room is finished with soft yellow painted walls and a fitted carpet, providing a cheerful yet calming ambiance.

The kitchen is both practical and stylish, fitted with an extensive range of base and wall-mounted units offering plenty of storage. The marble-effect work surfaces provide a sophisticated contrast and ample space for meal preparation. Natural light fills the room through two large windows, making it an inviting space to cook or gather with family. A single sink unit with mixer tap and inset drainer is conveniently placed, and a feature Aga cooker is beautifully set into a rustic stone surround—an eye-catching addition that adds charm and character. The kitchen is large enough to accommodate a small dining table.

Adjacent to the kitchen, you will find a separate formal dining room, perfect for hosting dinner parties or family gatherings. Additionally, the ground floor benefits from a generously sized sunroom. This wonderful space is lined with multiple windows and includes an exterior door that opens directly into the garden. Whether you're enjoying a quiet moment with a book or entertaining guests, the sunroom offers a tranquil setting with panoramic views of the beautiful countryside.

Upstairs, spread across the first and second floors, are eight spacious double bedrooms, each with its own private en-suite bathroom or shower room. The bedrooms are thoughtfully arranged to provide privacy and comfort, with several rooms offering elevated views over the front and rear gardens, as well as the surrounding countryside.

Outside, the property boasts expansive garden areas to the rear and side. Directly accessible from the sunroom is a delightful decking area—an ideal spot for enjoying your morning coffee while taking in the scenic views. The garden to the side features a mix of neatly maintained lawn, decorative chippings, and a tranquil pond surrounded by mature plants and shrubs. These landscaped areas offer a peaceful retreat and plenty of space for outdoor relaxation, entertaining, or even future development such as a vegetable patch or greenhouse.

Entrance hall
11'6" x 6'5" (3.529 x 1.962)

Lounge
12'9" x 14'0" (3.897 x 4.279)

Kitchen/diner
12'7" x 14'1" (3.855 x 4.294)

Dining room
9'1" x 18'3" (2.776 x 5.573)

Sun room
9'3" x 16'1" (2.834 x 4.906)

Ground floor shower room
6'4" x 6'7" (1.948 x 2.027)

Rear Hallway
12'8" x 6'4" (3.868 x 1.942)

First floor landing
6'5" x 13'1",2306'5" (1.979 x 4,703)

Second floor landing
6'6" x 15'3" (1.984 x 4.663)

Bedroom one
13'2" x 9'7" (4.019 x 2.938)

En-suite one
3'3" x 9'6" (1.009 x 2.914)

Bedroom two
9'7" x 9'2" (2.924 x 2.818)

En-suite two
6'7" x 7'1" (2.025 x 2.175)

Bedroom three
9'3" x 9'6" (2.829 x 2.897)

En-suite three
5'11" x 6'3" (1.815 x 1.929)

Bedroom four
12'10" x 14'0" (3.921 x 4.284)

En-suite four
3'10" x 8'3" (1.169 x 2.522)

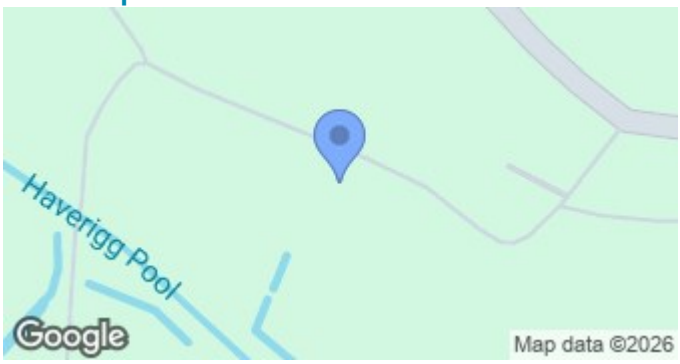
Bedroom five
14'2" x 13'1" (4.322 x 4.011)

En-suite five
4'1" x 8'10" (1.250 x 2.693)

Bedroom six
7'0" x 13'1" (2.149 x 3.999)

- Quiet village location
- 8 En-suites
- Off road parking
- EPC E
- 8 double bedrooms
- Garden to rear and side
- Views
- Council Tax Band E

Road Map



Terrain Map

Floor Plan

Black Combe Houses, Millom

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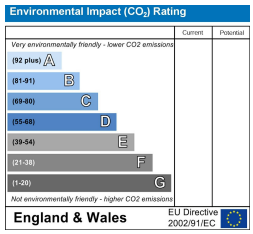
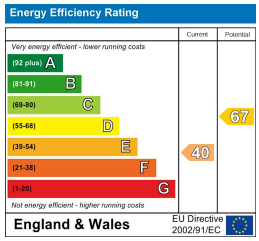
Corrie and Co, outsource these checks to speed up the process. The company does charge for such checks, please ask for more information and guidance on associated costs.

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