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INDEPENDENT SALES & LETTING AGENTS



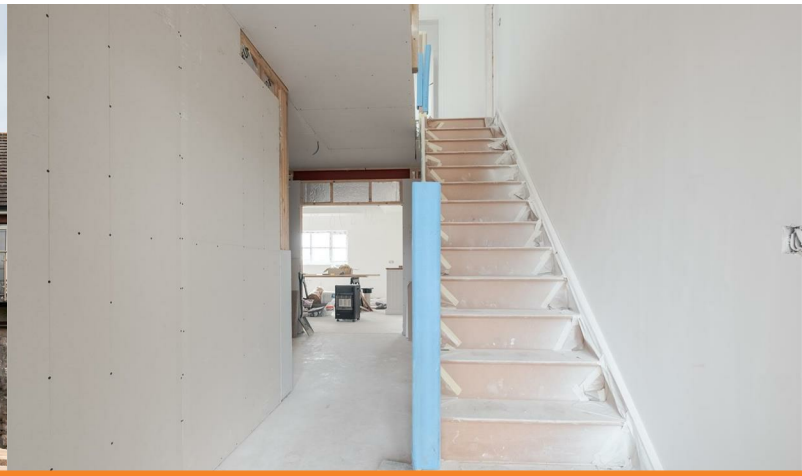
Beach View Borwick Rails

Millom, LA18 4JT

Offers In The Region Of £390,000

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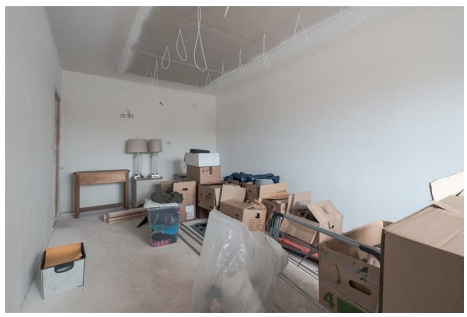
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A rare opportunity to acquire a partially completed new-build home, offering the perfect balance between a self-build project and a move-in-ready property.

Have you ever dreamed of building your own home, but without the time, stress, or complexity? This excellently constructed property is already completed to first-fix stage, giving you a solid, high-quality foundation—while still allowing you to personalise all the exciting finishing touches.

Boasting stunning views and an attractive slate frontage, the property makes an impressive first impression from the moment you arrive. Inside, the remaining work presents a fantastic opportunity to design and install your own kitchen, bathrooms, flooring, and final finishes to suit your exact taste and style.

Approaching the property, you are welcomed by an impressive slate and rendered frontage, featuring an oak slam door and striking Juliette balcony doors with privacy glass above.

Upon entering, you step into a spacious hallway with a staircase positioned to the right. To the front of the property are the lounge and a versatile games room. The lounge benefits from a built-in media wall, suspended ceiling, and windows overlooking the front aspect. The games room, already wired for downlighters, is a generous space that could easily serve as a second lounge, playroom, or formal dining room.

Also off the hallway is a designated space for a ground floor WC. Opposite the staircase lies the heart of the home — an expansive kitchen and dining area, ideal for entertaining. There is also a separate space intended for a utility room, complete with its own external side access. The kitchen area is prepared to first-fix stage, offering ample sockets and the flexibility to design and install a kitchen of your choice.

An archway leads from the kitchen/dining area into a bright sunroom, where bi-fold doors open out to the rear garden, offering uninterrupted views of the surrounding countryside. The garden itself is a blank canvas, ready for landscaping and personalisation.

On the first floor, there is a family bathroom with partial plumbing completed, including a large shower tray and framework in place for a freestanding bath. The boiler room is accessed from here.

The master bedroom enjoys impressive rear views and features patio doors leading to a private terrace overlooking the garden. Inside, a partition wall separates the sleeping area from the wardrobe and en-suite space, with additional side windows allowing for natural light.

The second bedroom on this floor includes built-in wardrobe space and a designated area for a television, with wiring already installed for sockets and lighting. This room is enhanced by a striking triangular window with privacy glass and doors opening onto a Juliette balcony facing the front.

The second floor offers two further generously sized bedrooms, one of which includes a storage area and dual aspect windows to the side and front. An additional storage room is also located on this level.

This impressive property has the potential to become a fantastic family home, with the opportunity for new owners to add their own finishing touches. The views are exceptional, and the large rear garden offers significant scope for development.

Please note: services are yet to be connected, and the property has currently been signed off up to drainage stage.

Hallway
6'9" x 19'6" (2.08 x 5.96)

Lounge
12'5" x 17'8" (3.80 x 5.40)

Games Room
10'7" x 19'6" (3.23 x 5.96)

WC
6'3" x 4'10" (1.91 x 1.49)

Kitchen/Diner
30'11" x 16'0" (9.43 x 4.90)

Sun Room
17'1" x 10'1" (5.22 x 3.09)

Utility
12'7" x 3'2" (3.86 x 0.99)

1st floor Landing
6'9" x 19'8" (2.07 x 6.01)

Master bedroom
5.88 x 4.85 (1.52m.26.82m x 1.22m.25.91m)

Ensuite
11'8" x 7'3" (3.58 x 2.22)

Walk in wardrobe
10'9" x 321'6" (3.29 x 098)

Bedroom Two
12'5" x 20'6" (3.80 x 6.26)

Bathroom
10'7" x 14'7" (3.23 x 4.45)

Bedroom Three
16'3" x 18'10" (4.96 x 5.76)

Bedroom Four
10'7" x 10'7" (3.23 x 3.24)

Storage Top Floor
10'7" x 10'7" (3.23 x 3.24)

Storage Top Floor
3'5" x 5'6" (1.06 x 1.68)



- EPC - N/A
- Four Bedrooms
- Stunning Views
- Extra land to the rear included with sale
- Utility Room
- Council Tax - E
- Master with En-Suite and Wardrobe Space
- Development Potential
- Large Kitchen Diner Space
- Ground Floor WC









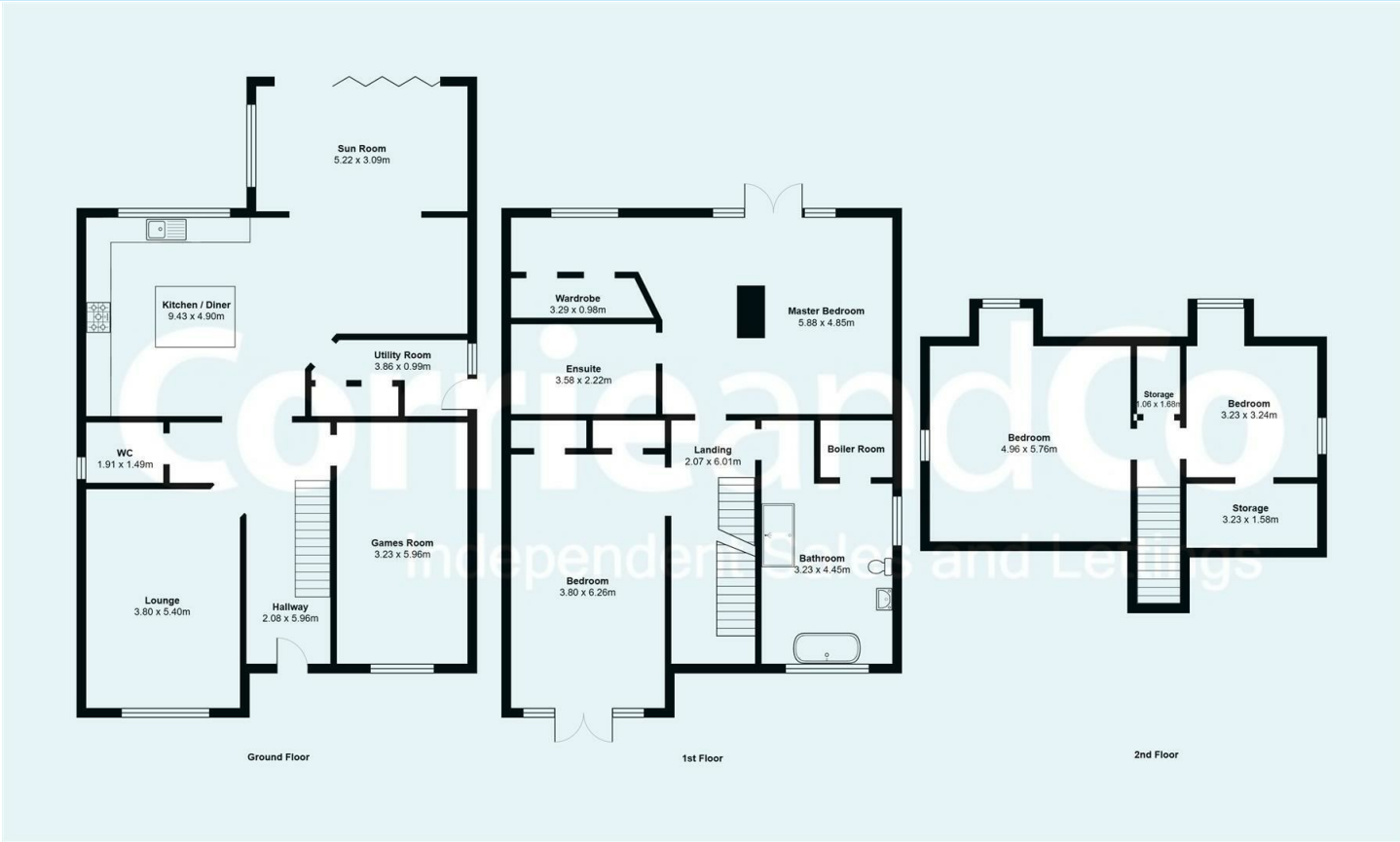
Road Map



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.

