



## Holywell Cottage St. Lukes Road

Millom, LA18 4HB

Offers Over £400,000





Situated in a peaceful position within the seaside village of Haverigg, on the edge of the Lake District National Park, this exceptional five-bedroom detached home offers the perfect setting for family living. Just a short walk from beautiful beaches and scenic coastal walks, the property combines a tranquil location with easy access to nature.

Beautifully presented throughout, the home features stunning modern décor and a stylish neutral finish, making it ready to move straight into while still providing a versatile space to suit a variety of lifestyles.

Externally, the property benefits from off-road parking and a well-maintained front garden, enhancing both its practicality and kerb appeal. Inside, the spacious, light-filled rooms create a warm and inviting atmosphere, ideal for

Step inside this beautifully presented home and you're immediately welcomed by a bright entrance porch leading into a central hallway, setting the tone for the modern, neutral décor that flows throughout.

To the front of the property, there is the added benefit of off-road parking, complemented by a neat, low-maintenance garden area and a practical shed—ideal for storage while maintaining a clean, attractive frontage.

Moving through the ground floor, the lounge sits to the right of the hallway, offering a generous and inviting living space. Finished in a contemporary neutral palette, it provides a calm yet stylish setting, perfect for both relaxing evenings and entertaining guests.

To the rear, the heart of the home unfolds into a spacious kitchen/diner. Thoughtfully laid out with ample worktop and dining space, it's perfectly suited to modern family living. From here, double doors open into a stunning conservatory, flooding the space with natural light and creating a seamless connection to the garden—ideal for year-round enjoyment.

The ground floor also benefits from a versatile playroom to the left of the hallway, which could easily function as a home office or second sitting room. A convenient WC and separate utility room add practicality, keeping everyday tasks neatly tucked away.

Upstairs, the property offers five well-proportioned bedrooms arranged around a central landing. The principal bedroom enjoys the luxury of a private ensuite, while the remaining bedrooms are served by a modern family bathroom. Each room continues the home's cohesive neutral styling, providing a fresh and adaptable canvas.

Externally, the rear garden is a standout feature—generous in size and designed for both relaxation and entertaining. A large patio area offers the perfect spot for outdoor dining, leading onto a spacious lawn that provides plenty of room for families, gatherings, or simply enjoying the outdoors.

Overall, this is a truly one-of-a-kind home, combining spacious living, stylish interiors, and excellent outdoor space in a highly functional layout.

### Reception One

11'3" x 13'5" (3.44 x 4.10)

### Reception Two

17'11" x 13'1" (5.47 x 4.01)

### Kitchen Diner

10'6" x 22'8" (3.21 x 6.92)

### Utility

10'4" x 7'3" (3.15 x 2.21)

### WC

4'7" x 5'4" (1.40 x 1.64)

### Conservatory

10'4" x 14'6" (3.15 x 4.42)

### Master Bedroom

16'2" x 11'10" (4.93 x 3.62)

### Ensuite

7'7" max 4'11" min x 5'6" (2.33 max 1.50 min x 1.70)

### Bedroom Two

10'11" x 14'4" (3.34 x 4.37)

### Bedroom Three

16'1" x 9'3" (4.91 x 2.83)

### Bedroom Four

11'5" x 10'7" (3.48 x 3.24)

### Bedroom Five

12'8" x 7'6" (3.87 x 2.31)

### Bathroom

8'6" x 5'9" (2.60 x 1.76)



- Ideal Family Home
- Stunning Decor Throughout
- Garden to Front and Rear
  - Double Glazing
- Council Tax Band - D
- Popular Seaside Location
- Spacious Living Accommodation
  - Off Road Parking
  - Gas Central Heating
  - EPC - B



## 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		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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	