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INDEPENDENT SALES & LETTING AGENTS

# The Tower Banksprings Brewery

## Millom, LA18 5LN

**Offers In The Region Of £450,000**

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*We are pleased to present this unique four-bedroom property, The Tower, a Grade II listed home full of character and charm, both inside and out. The property also features two distinctive tower rooms and was previously part of the former Bank Springs Brewery, giving it a fascinating history and truly individual appeal.*
*Located just outside Millom in the peaceful village of Kirksanton, the property enjoys lovely countryside views while still being within a short drive of local shops, doctors, schools and other amenities.*
*The property offers a contemporary layout, with the bedrooms situated on the ground floor and the main living room on the first floor, making the most of the beautiful surrounding countryside views. Alongside the modern layout, the property retains a wealth of original features, including exposed beams, open fireplaces and original doors, adding to its charm and character.*
*Outside, the property benefits from a large garden to the side, complete with a greenhouse and vegetable patch, providing plenty of space for gardening and outdoor enjoyment. There is also off-road parking and a detached barn, currently used as a garage and workshop, offering useful additional storage and workspace.*
*Don't miss this rare opportunity to own a truly unique home in the heart of the Cumbrian countryside, combining history, character and beautiful rural surroundings.*

Upon approach, The Tower immediately makes an impression, with this striking slate-built property offering ample off-road parking, a detached garage and a gated forecourt leading to the entrance. A traditional wooden porch with glazed doors opens into the welcoming kitchen/diner, while further external doors provide access to the main lounge/family room.

The thoughtfully arranged accommodation offers a versatile layout, with half staircases leading from the kitchen to a useful utility room, a family bathroom with both bath and separate shower, and an internal hallway providing access to a ground-floor bedroom. The first floor continues to offer excellent flexibility, comprising a second lounge, playroom and three further bedrooms, one of which is currently utilised as a study. A conveniently positioned shower room serves the bedrooms on this floor.

The property also benefits from a cellar, detached garage and useful external storage, ideal for use as a carport or wood store. To the rear, mature gardens provide a lovely private setting, complete with a summer house, while solar panels offer an additional practical benefit.

Combining an abundance of original character with a versatile modern layout, generous outdoor space and beautiful open countryside views, The Tower is a truly individual home with a fascinating past and plenty of space for family life.

**Porch**
12'5" x 8'2" (3.81 x 2.50)

**Kitchen/Diner**
20'4" x 13'9" (6.20 x 4.20)

**Family room**
20'11" x 13'5" (6.40 x 4.10)

**Utility**
11'9" x 9'6" (3.60 x 2.90)

**Dressing room**
14'9" x 7'2" (4.50 x 2.20)

**Bathroom**
9'2" x 7'10" (2.80 x 2.40)

**Bedroom one**
11'9" x 9'2" (3.60 x 2.80)

**First floor lounge**
21'3" x 13'9" (6.50 x 4.20)

**Playroom**
8'6" x 17'8" (2.60 x 5.40)

**Study/Anteroom**
8'6" x 14'1" (2.60 x 4.30)

**Study/Office**
12'1" x 10'2" (3.70 x 3.10)

**Bedroom two**
13'9" x 11'5" (4.20 x 3.50)

**Bedroom three**
10'2" x 6'6" (3.10 x 2.00)

**Shower room**
3'11" x 12'5" (1.20 x 3.80)

**Bedroom four (attic)**
13'9" x 8'6" (4.20 x 2.60)

**Tower room one office**
13'5" x 11'1" (4.10 x 3.40)

**Tower room two craft room**
13'5" x 11'1" (4.10 x 3.40)

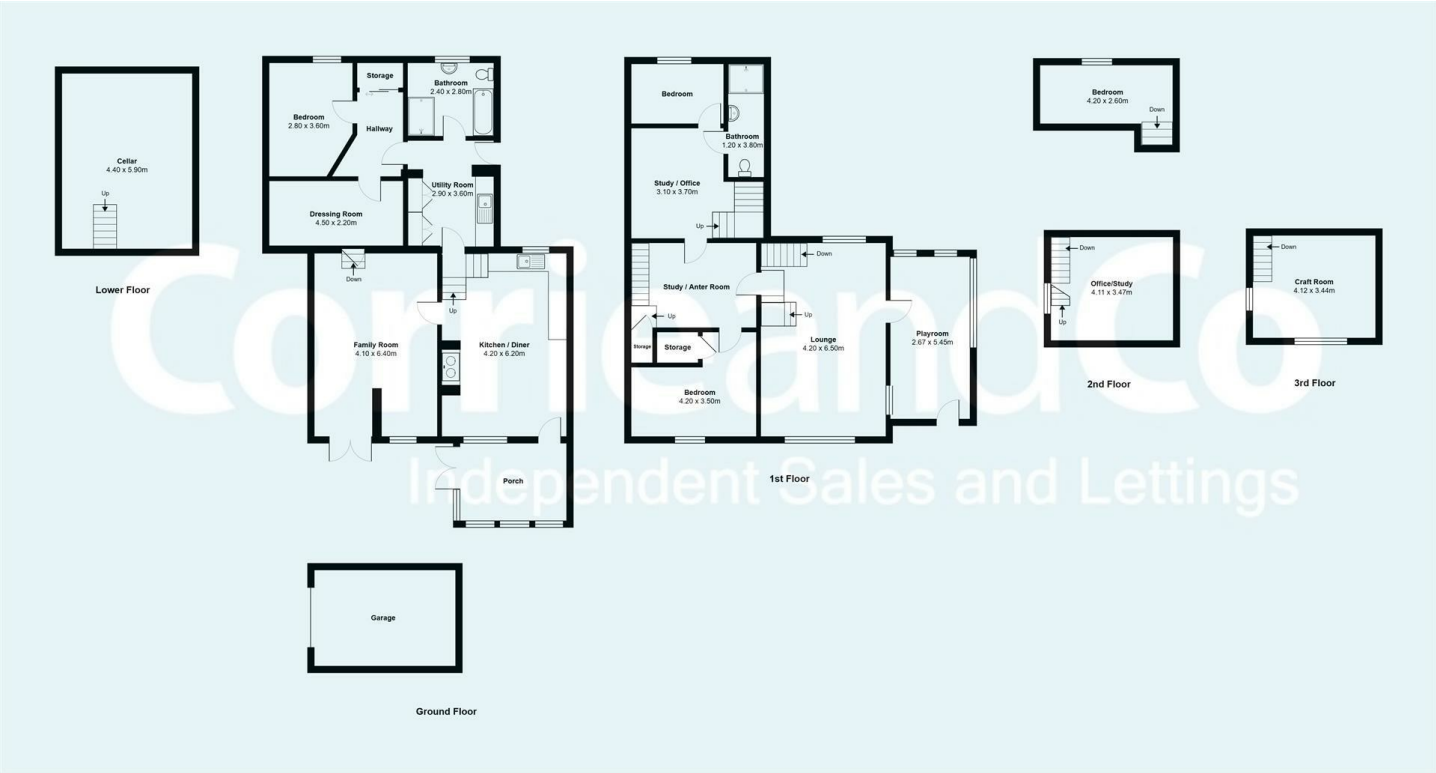
**Cellar**
14'5" x 19'4" (4.40 x 5.90)

- Unique Property - Grade II listed
- Full of character and charm,
- Garage and off road parking
- Council Tax Band B
- Solar panels & EV charging point
- Quiet village with Countryside views
- Four bedrooms plus Two Tower rooms
- Large garden to the side
- EPC F

## Road Map

## Terrain Map

## Floor Plan




CorrieandCo
Independent Sales and Lettings

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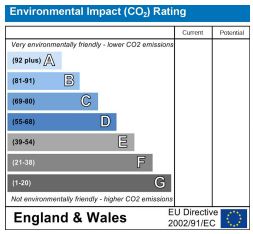
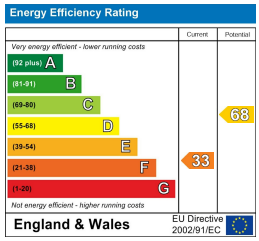
Corrie and Co, outsource these checks to speed up the process. The company does charge for such checks, please ask for more information and guidance on associated costs.

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.

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