



Mill House





# Mill House

Burblethwaite Mill, Cartmel Fell, LA11 6NL

Step into a world where history and modern living blend seamlessly at Burblethwaite Mill. Nestled on the picturesque Cartmel Fell, this extraordinary property has been cherished by one family for 37 years. Originally a corn mill and barn dating back to 1632, both were transformed by an award-winning architect into a stunning residence and a home for himself. Prior to this the Corn Mill was a iron forge. Just a short stroll from the award-winning Hare and Hounds at Bowland Bridge and the Masons Arms at Strawberry Banks this location is perfect for unwinding after a day exploring the fells.

## Quick Overview

- Charming detached home
- Five bedrooms
- Spacious reception rooms
- Fitted kitchen & utility
- A property of historic & architectural interest
- Close to local pubs & the M6
- Spectacular woodland
- Sat on approximately three acres
- Garage parking
- Ultrafast broadband available





### A thought from the owners

*“We have spent many years cosying up to a roaring fire in the upper lounge in winter or sitting in the sunshine in the conservatory with its magnificent view of Whitbarrow Scar and the Cartmel Fell. Special times are walking through the wood carpeted in blue bells or finishing a barbecue with friend sitting around the fire pit. At Christmas time Burblethwaite Hall looks magical. We have always felt a great sense of security living here because of access over the bridge to the house.”*

## Location

Conveniently situated approximately 15 minutes from the M6, with easy access to local schools including the nearby school awarded outstanding OFSTEAD status, supermarkets, and hospitals, Burblethwaite Mill offers both tranquillity and practicality. Just a few miles to the east of the property lies the secluded and unspoilt Winster Valley, a tranquil area of rolling hills, verdant fields and wooded slopes, perfect for escaping the pressure of modern life. A network of country lanes and paths wind their way through the valley, making this an ideal location for gentle walking, particularly if you stop off at one of the excellent traditional pubs en route!



# Welcome

Enter by a patio the front through to a covered porch into a welcoming cloakroom complete with a washbasin and separate WC. A boot room provides ample space for storing shoes and coats.

The living room, with its vaulted ceilings and exposed beams and being dual-aspect, is a cosy haven. Snuggle up by the impressive fireplace set in a slate hearth and enjoy the comfort and privacy. This room flows into a sunroom, ideal for morning coffee and also offers access to a spacious double bedroom with a storage cupboard. Steps lead to an integral garage with power, light, and an electric up and over door, while further steps ascend to a home office with garden views perfect for inspiration and a creative haven for your favourite hobbies with ample storage. Also having a cloakroom comprising of WC and wash basin.

## Specifications

### Sitting Room

26' 4" x 23' 6" (8.03m x 7.17m)

### Sun Room

16' 2" x 7' 6" (4.95m x 2.29m)

### Bedroom Three

19' 1" x 10' 7" (5.82m x 3.24m)

### Home Office / Bedroom One

15' 10" x 8' 10" (4.84m x 2.70m)







# Timeless Appeal

## Specifications

Living / Dining Room  
42' 8" x 15' 9"  
(13.01m x 4.82m)

On the lower ground floor, a sitting/dining room with beamed ceilings and exposed stone walls invites you to create new memories. The dining area is a space that could tell a million stories, with its rich history and timeless appeal. Imagine hosting dinner parties where laughter and conversation flow as freely as the wine. Adjacent to this the living area is designed for relaxation and reflection featuring display cabinets that are perfect for showcasing cherished photographs and mementoes.

The heart of the living room is undoubtedly the wood burner, nestled within a limestone fireplace. This feature not only provides warmth but also serves as a stunning focal point, drawing family and friends together during chilly evenings.





# Charm & Practicality

The kitchen, as in the entire house, features German engineered windows with the adjacent sun room that flood the space with natural light. These windows perfectly complement the ample range of custom made wall and base units, providing plenty of storage for all your kitchen essentials. Integrated Bosch appliances, including a dishwasher and microwave. With a seating area in the centre. The centrepiece of the kitchen is the AGA range cooker, complete with an extractor fan offering both practicality and a touch of classic charm. Also having a stainless steel sink and an integrated fridge.

## Specifications

### Kitchen

14' 7" x 14' 4" (4.47m x 4.37m)

### Conservatory

16' 6" x 7' 8" (5.05m x 2.34m)

### Utility

9' 6" x 4' 11" (2.92m x 1.50m)

Adjacent to the kitchen, you'll find a well-equipped utility room with plumbing for a washer/dryer and additional base units for storage. This space also houses a convenient sink unit making laundry tasks simple and efficient. The boiler cupboard containing the oil boiler is neatly tucked away ensuring the utility room remains uncluttered. A separate pantry with shelving units provides ample space to store food with room for a freezer underneath keeping your kitchen organised and tidy.

From the kitchen, step into the delightful sunroom, a perfect retreat for enjoying stunning views and breathtaking sunsets. Whether you're sipping your morning coffee or unwinding with an evening drink, this space offers a place to unwind and take in the beautiful countryside surrounding Burblethwaite Mill.







# Serene Bedroom Views

## Specifications

### Bedroom Two

13' 5" x 10' 9" (4.09m x 3.29m)

### Bedroom Four

14' 4" x 10' 8" (4.38m x 3.27m)

### Bedroom Five

12' 1" x 10' 9" (3.69m x 3.30m)

Ascend to the first floor of this delightful home with a built in bookcase. The first bedroom is a generously sized double boasting a dual aspect that fills the room with natural light have spectacular views of the surroundings. With built-in wardrobes providing ample storage, this bedroom is both practical and inviting. The en-suite bathroom comprises a panelled bath with a shower over, a WC, a wash basin and a bidet.

Bedroom two is equally spacious, offering serene views of the tranquil pond and countryside. This room also includes a built-in wardrobe, ensuring that storage is never an issue. Bedroom three continues the theme of spaciousness and practicality, with built-in wardrobes that cater to all your storage needs. Each bedroom on this floor is designed with comfort in mind also enjoying beautiful views, providing a peaceful haven for rest and rejuvenation.

Conveniently located on this level is the house bathroom, which is thoughtfully equipped with a bath and shower over, a WC, and a wash basin.





# A Natural Haven

Sit amidst approximately 3 acres of enchanting landscaped garden woodlands, this property offers a rare opportunity to embrace a lifestyle harmoniously intertwined with nature. The grounds are a tapestry of vibrant bluebells, wild daffodils and an array of mature trees and shrubs creating a serene and picturesque environment that invites exploration and relaxation.

At the heart of this natural haven, you'll find idyllic seating areas perfect for unwinding and soaking in the tranquil surroundings. The property also boasts planning permission for a caravan or 60 ft chalet within the woodlands presenting a unique lifestyle opportunity for those seeking a retreat or potential income stream.

The rear garden is a delightful blend of natural beauty and functional spaces. Streams meander through the landscape, adding a soothing soundtrack to your outdoor experiences. An outdoor barbecue area, complete with an old grain wheel as a table and a hot fire seating area provides the perfect setting for entertaining family and friends under the open sky. The gardens feature expansive lawned areas both at the front and rear of the property. The front lawn is complemented by a charming pond, surrounded by mature shrubs and offering a tranquil outlook to the stream. This space is ideal for leisurely afternoons spent enjoying the beauty of the outdoors. There is also access to a large bank barn for storing items such as a boat, a vintage car or other large items. A shipon below is perfect for a workshop, storing logs and gardening tools.

Adding to the property's eco-friendly credentials, solar panels are installed, offering sustainable energy solutions and reducing the property's carbon footprint.

This property is more than just a home; it's a gateway to a lifestyle enriched by nature and endless possibilities. Whether you're drawn to the peacefulness of the woodlands or seek to be away from the hustle and bustle, this is a chance to create your own paradise. Embrace the opportunity to live in harmony with nature and explore the unique potential this property has to offer.







# Important Information

**Tenure:**  
Freehold.

**Council Tax Band:**  
Westmorland and Furness Council Tax - Band G.

**Services:**  
Oil central heating, mains electricity and shared private drainage. Private water supply from a spring near by shared between three properties.

**Energy Performance Certificate:**  
The full Energy Performance Certificate is available on our website and also at any of our offices.

**Viewings:**  
Strictly by appointment with Hackney & Leigh Kendal Office.

**What3Words:**  
///stretcher.examine.movies

**Directions:**  
Proceed from Kendal West towards Underbarrow Road heading towards Underbarrow. Proceed past the Black Labrador Pub on the left and heads out of the village in the direction of Crosthwaite. On reaching Crosthwaite village proceed past the Church and the School and continue along the A5074 out of the village and upon reaching the junction continue straight ahead towards Bowland Bridge. Upon reaching the hamlet take a left turn after the Hare and Hounds pub and proceed for approximately 200 yards and turn right over the packhorse bridge. Head up the gravelled path and the property is the 2nd property located on the right.

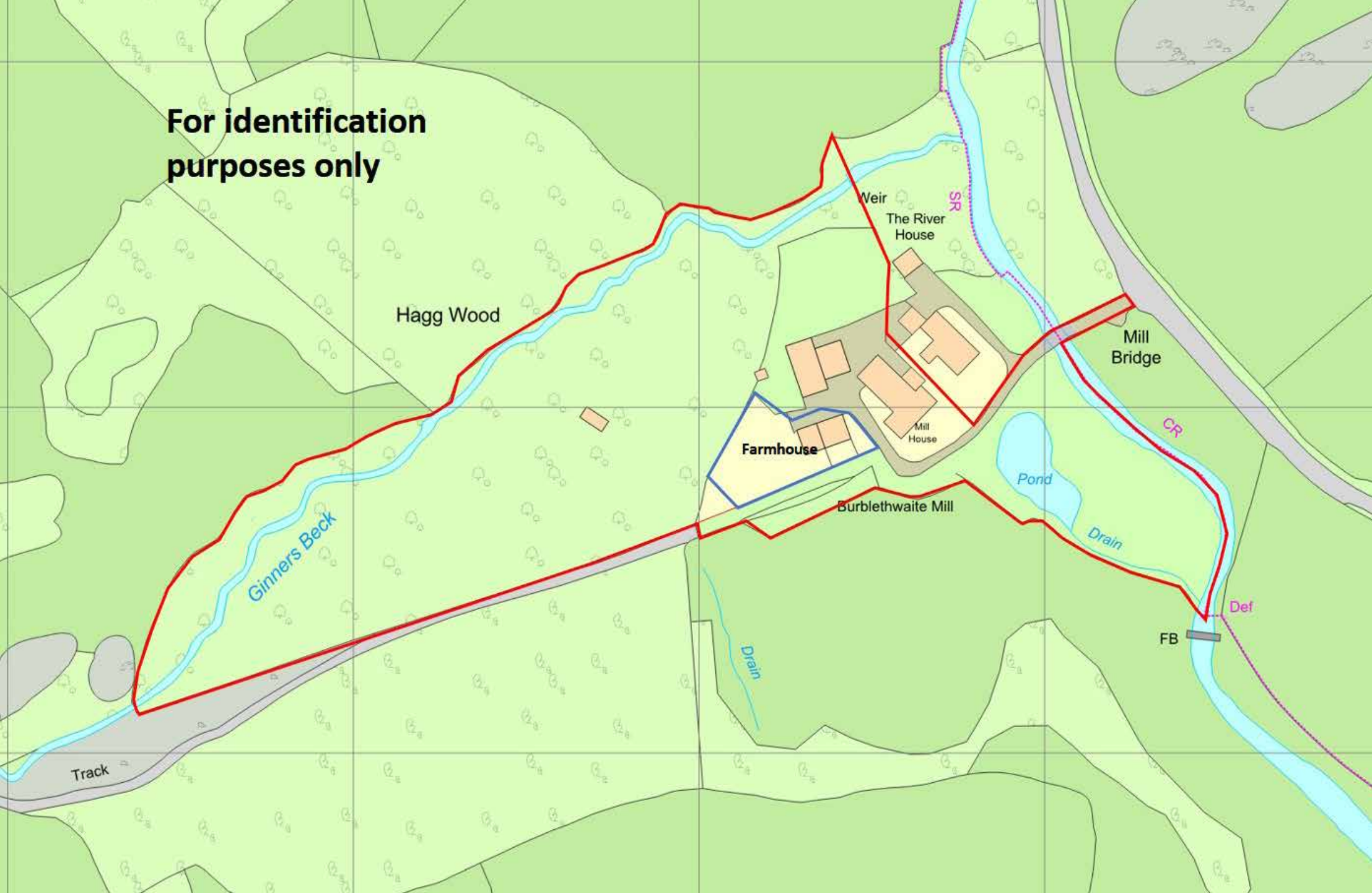
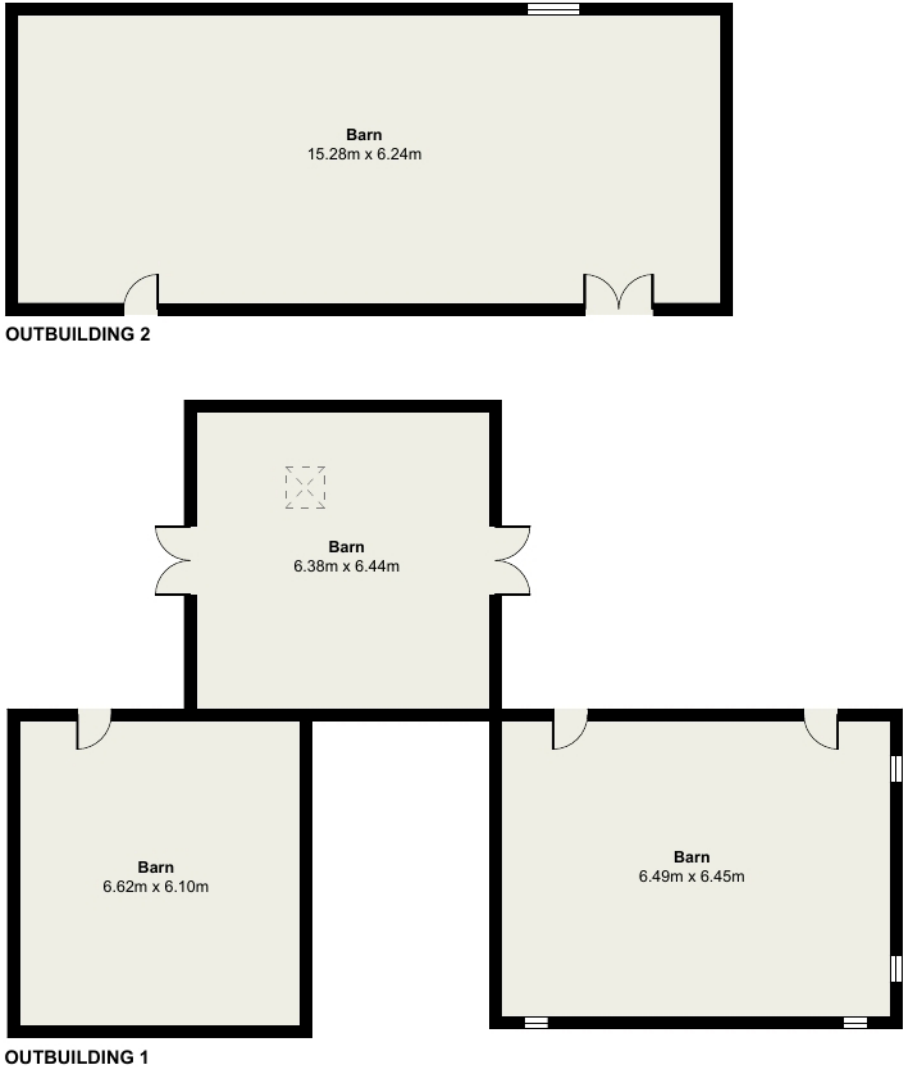


# Floorplan & Boundary



Burplethwaite Mill, Cartmel Fell,  
Grange-over-Sands, LA11

Approximate Area = 3149 sq ft / 292.5 sq m  
Garage = 288 sq ft / 26.7 sq m  
Outbuildings = 2489 sq ft / 231.2 sq m  
Total = 5926 sq ft / 550.4 sq m  
For identification only - not to scale



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## Viewings

Strictly by appointment with Hackney & Leigh.

**To view contact our Kendal office:**

Call us on 01539 729711

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