



Botton Mill Botton Road, LA2 8QY
Guide Price £500,000

A haven for buyers seeking a country residence. Set in a wooded ravine alongside a stunning waterfall, Botton Mill is a stunning Grade II listed detached property in a unique location.

BOTTON MILL



Charming 3 bed detached Grade II listed property of immense character, set in a wooded clough alongside a stunning hidden waterfall. Buyers seeking peace and solitude surrounded by nature, need look no further.

Extensively restored in the 80s, this unique country residence has subsequently been extended by the current owners to provide comfortable and inviting accommodation, suitable for families or couples. With no near neighbours, local amenities can be easily reached by car in around 10 minutes and a good range of state and independent schools are available.

In brief, the ground floor accommodation comprises: useful entrance hall with built-in storage and oak settle; charming library with fitted oak shelving and spiral staircase; comfortable lounge with open fireplace and window seats; family dining room with patio doors to the rear aspect and beck, and a stylish modern kitchen. On the first floor, a generous landing provides study space and access to the 3 bedrooms, family bathroom, cloakroom and spectacular waterfall room - providing views of the waterfall and access to a fabulous balcony for entertaining.

Dating back to the 17th Century, Botton Mill has many period features, preserved and enhanced with new oak and reclaimed materials during the restoration. The property has a wealth of beams, exposed stonework, two spice cupboards, mullion windows and oak doors. All of this period character blends with modern convenience to provide a truly unique and comfortable

home.

Outside, the property has extensive gardens to each side of the quiet no through road. The grounds combine formal lawns and seating areas with natural woodland and a range of useful outbuildings including: carport; wine vault; sheds; timber store and greenhouse. An off-road parking area is suitable for a further 3 cars. Reminders of the property's history are evident in the grounds, including the old millstone, salting table and mill leat.

Botton Mill is on mains electricity with a private water supply and filtration system. Drainage is via a septic tank. The property has Fischer electric radiators, supplemented with additional panel heaters, and has oak framed double glazing throughout the main house, with composite framed double glazing to the waterfall room. Home working is supported with B4RN high speed internet.

LOCATION



Accessed via winding leafy and walled lanes, the property sits on the edge of the Bowland fells. The small village of Lowgill is close by - location of the popular Tatham Fells COE Primary School.

The charming village of Wray, with its store, tearoom, garden centre and pub is 3.5 miles away. The bustling market town of High Bentham is around 15 minutes by car and provides an excellent range of amenities, including: GP Surgery; Barclays Bank; Post Office; primary school and a good range of shops and pubs. The town has 2 grocery stores and a train station on the

Leeds/Lancaster line.

A good range of secondary schooling is available. Independent schools include Giggleswick and Casterton Preparatory School, with excellent state schooling available at Lancaster Royal Grammar and QES, Kirkby Lonsdale.

Travelling by car, Lancaster and the M6 can be reached in half an hour, with the market towns of Kirkby Lonsdale and Settle taking 30 and 35 minutes respectively.

GROUND FLOOR

HALL 13'1" x 6'5" (3.99 x 1.96)



Accessed via an external door to the front aspect, this is a useful and functional space with further window to the rear aspect. A large built-in storage cupboard provides ample space for coats and boots, with an adjacent fitted settle. Exposed beams. Carpeted flooring and Fischer electric radiator. Door through to library.

LIBRARY 16'3" x 10'1" (4.95 x 3.07 (4.97 x 3.08))



A charming room with windows to the front and rear aspects. Feature fireplace housing multi-fuel stove. Range of fitted recessed oak book shelves. Exposed beams. Carpeted flooring and 2 Fischer electric radiators. Striking spiral staircase rising to first floor. Door through to lounge.

LOUNGE 16'3" x 13'5" (4.95 x 4.09)



Warm and inviting, this is a comfortable lounge rich in ambience, with external door to front aspect and windows to front and rear. The feature fireplace houses an open fire with back boiler. A striking carved oak beam over the fireplace records the dates of construction and restoration. Other features to the room include majestic beams, recessed alcove, window seats and a spice box with ornate fixtures. Carpeted flooring and Fischer electric radiator. Door through to dining room.

DINING ROOM 16'1" x 10'8" (16'2" x 10'9") (4.90 x 3.25 (4.92 x 3.27))



Good sized family dining room with window to the front aspect and patio doors to the rear. Exposed beams and further dated spice box. Exposed oak flooring to walkway, with carpet to the dining area. 2 Fischer electric radiators. Open to kitchen.

KITCHEN 12'1" x 9'8" (12'2" x 9'9") (3.68 x 2.95 (3.70 x 2.96))



Fully fitted modern kitchen with window to side aspect and views of the bridge. Range of fitted wall and base mounted units. Belfast sink with drainer. New double oven incorporating microwave, steam and fan ovens. Induction hob with extractor over. Plumbing for dishwasher and washing machine. Integral fridge freezer. Exposed beams. Oak flooring.

FIRST FLOOR

LANDING



Generous landing with window to front aspect and plenty of space for home study. Exposed beams. Carpeted flooring. Fischer electric radiator. Access to the cloakroom, waterfall room, family bathroom, bedroom 1 and separate landing extension to bedrooms 2 and 3.

CLOAKROOM 5'7" x 3'8" (1.70 x 1.12)



Window to front aspect with recessed wash hand basin. WC and bidet. Carpeted flooring.

WATERFALL ROOM 13'3" x 6'5" (4.04 x 1.96)



A stunning contemporary style space designed to provide views of the waterfall, with glazing to the side and rear aspects. A contemplative place to take in the natural beauty surrounding the property. Carpeted flooring. Sliding door to balcony.

BALCONY 17'3" x 9'4" (17'4" x 9'5") (5.26 x 2.84 (5.28 x 2.87))



A large balcony area over the carport with railings to all sides. The perfect spot for entertaining on summer evenings.

BATHROOM 6'5" x 9'11" (6'6" x 10'0") (1.96 x 3.02 (1.98 x 3.04))



Family bathroom with window to the rear aspect. Suite comprising bath, separate shower, wash hand basin and WC. Exposed beams. Carpeted flooring. Heated towel rail.

BEDROOM ONE 11'3" x 13'6" max (3.43 x 4.11 max)



Good-sized main bedroom with window to the rear aspect and internal window to the landing. Large built-in wardrobe providing ample space for clothes storage. Exposed beams, with attractive studwork to wall. Carpeted flooring and electric panel heater.

BEDROOM TWO 11'1" x 10'6" (3.38 x 3.20)



Accessed via a door from the main landing, a further landing area has a window to the front aspect and Fischer electric radiator.. This space provides access via sliding doors to bedroom 2 and a further door to bedroom 3. The configuration of this space is flexible, providing for a larger second bedroom, as required.

Bedroom 2 is a further double with window to the rear aspect. Large built-in wardrobe with ample storage. Exposed beams. Carpeted flooring and electric panel heater.

BRIDGE ROOM 11'11" x 8'8" (3.63 x 2.64 (3.64 x 2.65))



The third double bedroom is known as the bridge room, due to the view, and has windows to the side and rear aspects, with a Velux roof light. Carpeted flooring.

OUTSIDE



CARPORT 17'3" x 9'4" (17'4" x 9'5") (5.26 x 2.84 (5.28 x 2.87))

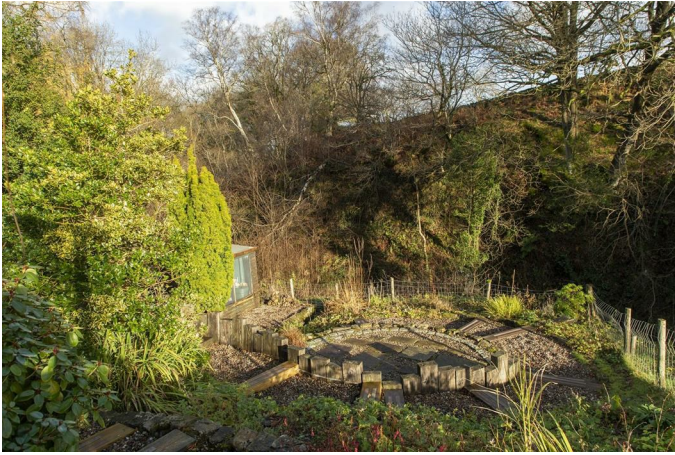
Attached to the LHS of the property, the carport provides parking for 1 vehicle.

FRONT



Across the lane from Botton Mill, the fenced front garden has an extensive and level lawn - ideal for children and entertaining. There is also a large metal framed greenhouse and attractive stone salting table. A recessed parking bay provides off-road parking for at least 3 cars and is home to the impressive old millstone bearing the name of the property. Beyond this, a strip of attractive natural woodland extends almost down to the turning to Wray.

SIDE & REAR



An arch leads through to an old stone building known as the wine vault, with seating area adjacent. Behind this and accessed from the lane, a timber shed and bin storage area.

Steps lead down to a pleasant patio seating area, where the sound and sight of the waterfall are a delight. Surrounded by trees, this is an enchanting spot, rich in birdlife. Beyond this, a step over the old leat, leads to a timber shed and wood store.

To the rear of the property, a paved walkway runs alongside the beck. An attractive wooden bridge sets the scene, whilst also connecting the high speed internet cabling.

A further useful store is attached to the rear of the kitchen and beyond this, a small garden area next to the bridge, is also home to the water filtration system.

The gardens at Botton Mill are truly idyllic and serene with birds at the feeder and the babbling beck heading for its dramatic plunge over the waterfall and down to the pool below.

Agent Notes

Fisher Hopper has not tested services, fixtures, fittings, central heating, gas and electrical systems. If in doubt, purchasers should seek professional advice. Items in these photographs may not be included in the sale of the property.

OFFER PROCEDURE

Fisher Hopper, as Agents in the sale of the property, will formally check the identification

of prospective purchasers. In addition the purchaser will be required to provide information regarding the source of funding as part of our offer handling procedure

FINANCIAL ADVICE

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Your home is at risk if you do not keep up the repayments on a mortgage or other loan secured on it. Written details available upon request

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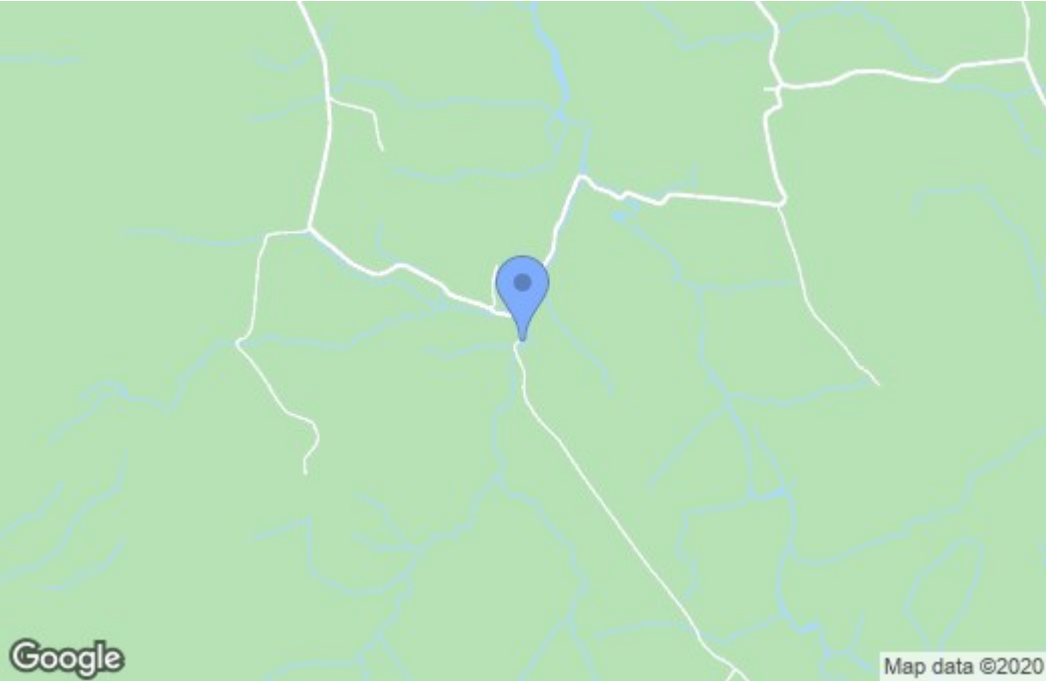
FLOOR PLANS

Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

Floor Plan



Area Map



Energy Efficiency Graph

