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ESTATE AGENTS

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# Hindburn Cottage Millhouses, Tatham, LA2 8NF

## Offers In The Region Of £600,000

Nestled in the peaceful hamlet of Millhouses, with breathtaking views across the Forest of Bowland, Hindburn Cottage is a beautifully presented four-bedroom detached Edwardian home brimming with character and charm. Set on an elevated plot, it seamlessly blends original period features—including elements of an 18th-century turf house—with thoughtfully considered modern updates.

Outside, the property boasts a wildflower garden, two small plots with productive growing areas, and parking for three vehicles. Located just a mile from the welcoming village of Wray with its range of facilities, this is an idyllic rural retreat offering peace, privacy, and timeless appeal.

Available with no onward chain.

## Property Description

Welcome to Hindburn Cottage – a charming, detached four-bedroom home nestled in a peaceful hamlet with stunning views of the Forest of Bowland countryside. Despite its tranquil setting, the cottage is just one mile from the village of Wray, where you will find a friendly community with a wide range of local amenities, including a reliable bus service.

Originally built in 1902, Hindburn Cottage also incorporates part of an 18th-century turf house, now beautifully repurposed as the kitchen. Over time, the home has been thoughtfully extended, blending historic charm with modern living.

Rich in period features, the property offers two main entrances. The side entrance leads to a spacious lobby, utility room, and convenient downstairs shower room. From here, step into the heart of the home: a historic kitchen/diner with an original stone wall separating the dining area and an adjoining pantry.

Two cosy reception rooms at the front of the property each feature a wood-burning stove and characterful details. The front entrance opens to a welcoming hallway with a staircase to the first floor.

Upstairs, you'll find a spacious master bedroom, a second double, and two versatile single rooms — perfect for a home office, nursery, or hobby room. The main family bathroom completes the layout.

The property benefits from a former garage thoughtfully divided into two ample storage areas that can be accessed from within the house or roadside. The property is further enhanced by a delightful garden, filled with seasonal wildflowers, lawned areas, and two small plots, one traditionally used for growing fruit and vegetables.

## Property Information

Tenure: Freehold
Council Tax Band: F
EPC Rating: F
Heating: Oil central heating
Drainage: Compliant private treatment plant
Water: Mains
Broadband: B4RN available (up to 1000mbps)

## Location

Set within the Forest of Bowland Area of Outstanding Natural Beauty, Millhouses offers peaceful countryside living, with miles of footpaths along the Hindburn Valley and up to the high fells.

For everyday essentials, Wray is just one mile away, with a village shop, pub, school, tea rooms, garden centre, and bus service. Wennington train station, located two miles away, offers direct links to Leeds and Lancaster. Primary schools are also available in Tatham Fells, Bentham, Melling, and Hornby.

Kirkby Lonsdale, just 20 minutes by car, provides a good range of amenities, including excellent secondary education at QES. Lancaster and the M6 are also about 20 minutes away, offering a wide range of shops, restaurants, and access to Lancaster Grammar Schools.

Both the Yorkshire Dales and Lake District National Parks are close by, along with the coast at Morecambe Bay.

## Ground Floor

### Front Entrance Hall



Wooden floorboards, radiator, staircase to first floor, cornicing, timber door to front aspect.

## Side Entrance Hall




Tiled flooring, wooden lintel, loft access, access corridor to store rooms in ex-garage, timber framed double glazed window and timber door to side aspect.

## Lounge




Fitted carpet, 2x radiators, fireplace housing wood burning stove, picture rail, cornicing, ceiling rose, original timber framed single glazed sash window to side aspect, double glazed timber framed bay window to front aspect, both with UV filter film.

## Sitting Room




Fitted carpet, radiator, fireplace with wood burning stove, under stairs cupboard, single glazed sash window to side aspect, timber framed double glazed window with window seat to front aspect, both with UV filter film.

## Kitchen




Wooden floorboards, cast iron Stanley range for cooking, hot water and central heating, range of wall and base units, double drainer sink, integrated fridge, dishwasher and bin, cupboard housing consumer unit, timber framed double glazed window to side aspect.

## Dining Area




Wooden floorboards, radiator, exposed stone open feature wall providing access to kitchen, access to pantry, timber framed double glazed window to side aspect.

## Pantry

Concrete floor, fitted shelves, space for fridge/freezer, 2x windows.

## Utility Room



Tiled flooring, radiator, range of wall and base units, single drainer sink, plumbing for washing machine, pulley clothes airer, UPVC double glazed window to rear aspect.

## Storage rooms

Former garage partitioned into 2 storage spaces with fitted carpet, loft access - part boarded, accessed from house and road, UPVC double glazed window to rear aspect.

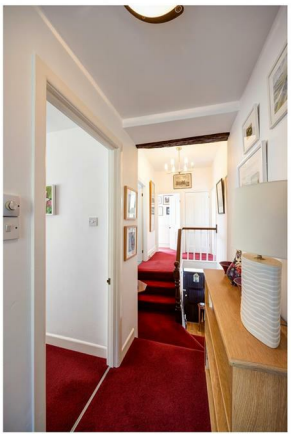
## Shower Room

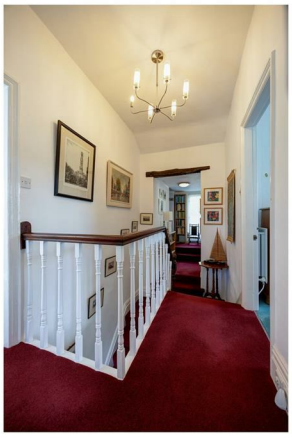


Tiled flooring, radiator, wash basin, toilet, shower cubicle, wall mounted vanity unit, extractor fan, 2x UPVC double glazed windows to rear aspect.

## First Floor

## Landing





Fitted carpet, radiator, wooden lintels, large storage cupboard, double glazed timber framed full height opening window/door to rear aspect with access to garage roof.

## Bedroom One





Fitted carpet, 2x radiators, fitted wardrobes, wash basin, picture rail, 2x timber framed single glazed sash windows to front aspect.

## Bedroom Two



Fitted carpet, radiator, fitted bookcase, wooden lintel, UPVC double glazed window to rear and timber framed double glazed window to side aspect.

## Bedroom Three



Single bedroom with fitted carpet, radiator, range of wall and base units, under cupboard lighting, alcove shelving, timber framed double glazed window to side aspect.

## Bedroom Four



Fitted carpet, radiator, fitted cupboards, shelves and wardrobe, wooden lintel, single glazed sash window to front aspect.

## Bathroom





Fitted carpet, radiator, heated towel rail, wall lights, wash basin, toilet, cast iron bath, hot water cylinder and airing cupboard, loft access, wooden lintel, timber framed double glazed window to side aspect.

## External

## Garden





Enclosed gated wild garden to front, side and rear with path and steps up to both entrances, established flower beds, mature shrubs, apple and pear tree, beech hedges, side patio, wood stores, and bin access via path to rear aspect.

## Land





Two small detached plots of land located over the road include, vegetable patch, blackcurrant and gooseberry bushes, damson trees, shed, gated access between plots, 0.38 acres.



## History of the Property



Built in 1902 as a home for William Slinger, electrician and inventor of Lancaster. He worked for Atkinsons, Lancaster's first (and only) car manufacturers and made telescopes and microscopes, adopted early morse wireless communication and pioneered colour photography.

## 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.

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Fisher Hopper, as agents in the sale of the property, are required to formally check the identification of prospective purchasers. In addition, purchasers may be asked to provide information regarding the source of funds as part of our offer handling process.

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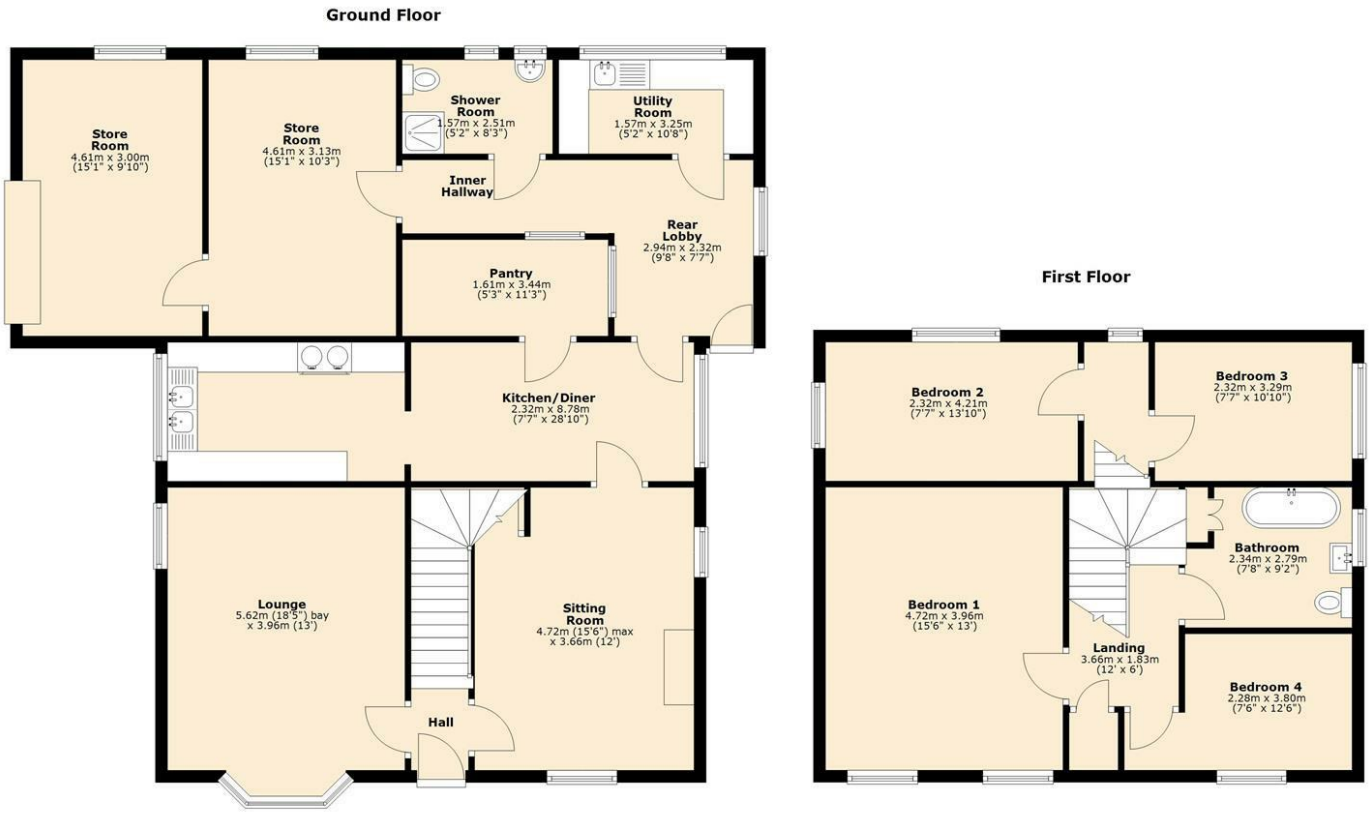
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FLOOR PLANS
Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

## Floor Plan




**Hindburn, Mill Houses**

## Area Map




## Energy Efficiency Graph

