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Lynholmeford | Cumbria

Waters Mill



“A Substantial Sandstone House with Far-Reaching Views Across the White Lyne Valley”

The Property

Occupying a remarkable position within the unspoilt rural landscape of Lyneholmeform, Waters Mill is a substantial detached sandstone house that combines generous contemporary accommodation with an exceptional countryside outlook. Set amidst some of the most picturesque scenery along the Anglo-Scottish border, the location offers a notably slower pace of life whilst remaining surprisingly accessible to the wider region. Extending to over 2,150 sq ft, the property enjoys far-reaching views across rolling pasture, mature woodland and the valley beyond. Constructed by a master builder to exacting standards, the house showcases a level of craftsmanship and specification rarely found, with bespoke kitchen and bathroom installations and carefully selected materials used throughout.

The approach immediately establishes the property's sense of scale. Constructed in sandstone beneath a slate roof, the house presents an imposing yet well-balanced appearance, complemented by extensive private parking and integral garaging. Internally, the accommodation is arranged around a striking American oak staircase and galleried landing, creating a natural focal point at the heart of the house.

The principal reception space is a generously proportioned sitting room where French doors draw natural light deep into the room and provide direct access outside. An American oak fireplace incorporating a double-sided wood-burning stove creates an attractive focal point and establishes a visual connection with the adjoining kitchen and dining room. Positioned centrally within the ground floor, the fireplace subtly defines each area while allowing the accommodation to remain open and connected.



The kitchen and dining room occupies an impressive footprint and has been designed as a sociable space for everyday living and entertaining alike. The bespoke Schüller kitchen is fitted with contemporary cabinetry and quartz work surfaces, complemented by a comprehensive range of integrated appliances including a Bosch coffee machine, wine cooler, induction hob, extractor, dishwasher and double ovens with warming drawers. A substantial central island provides additional preparation space and informal seating, while large windows frame views across the surrounding countryside. Ample room for dining ensures the space comfortably accommodates both family meals and larger gatherings.

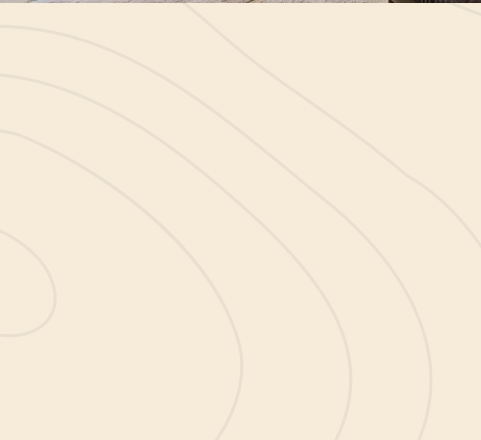
Useful understairs storage, access to the integral garages and a cloakroom/WC complete the ground floor accommodation.

The quality and proportions continue on the first floor, where a galleried landing provides access to four bedrooms and the family bathroom. The principal bedroom is particularly impressive, extending to over twenty feet in length and offering a calm and private retreat. The room enjoys excellent natural light from both Velux and conventional windows, while its generous proportions provide ample space for a seating area or additional furniture. The accompanying en-suite shower room is beautifully appointed with contemporary sanitaryware and quality fittings throughout.





Three further bedrooms provide versatile accommodation for family and guests alike, each enjoying pleasant views across the surrounding landscape. One of the rooms benefits from Jack and Jill access to the shower room and is currently arranged to offer excellent dressing room potential in conjunction with the principal bedroom, although it would function equally well as an additional bedroom, nursery or study. The remaining bedrooms are served by a spacious family bathroom fitted with a freestanding bath, walk-in shower, twin basins and high-quality sanitaryware.



Google Maps

what3words



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Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

Postcode Council Tax EPC Tenure

CA6 6LH

Band E

Rating C

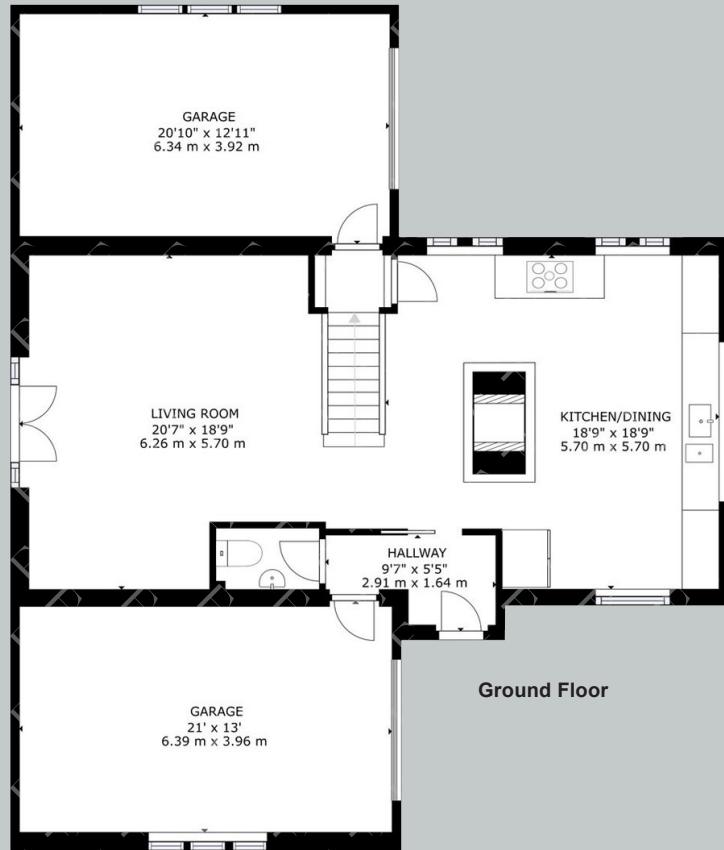
Freehold

Services

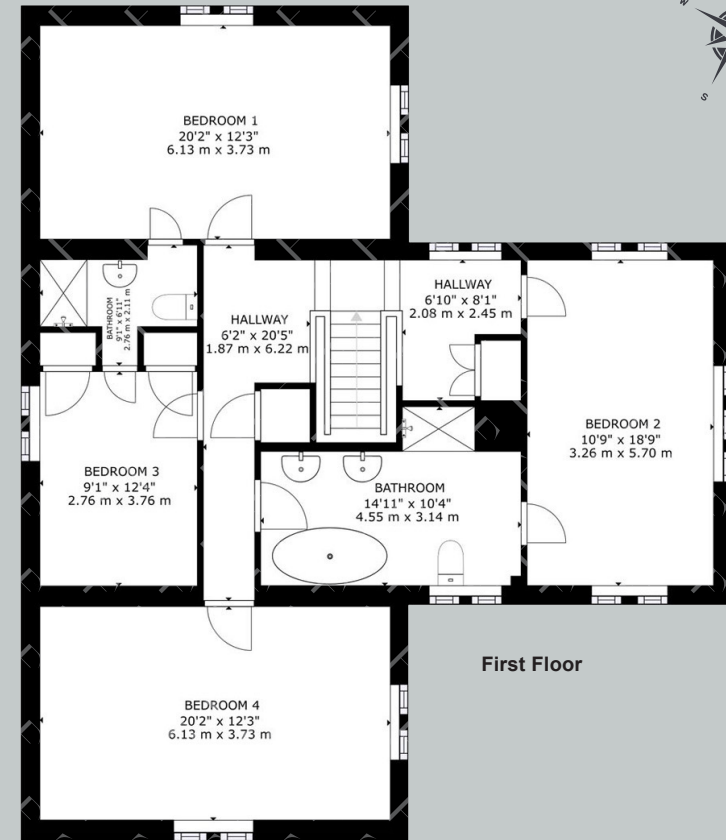
Oil central heating and wood burning stove. Mains electricity, mains water. Drainage to small sewage treatment plant.



Floor Plans



Ground Floor



First Floor

Total area: approx. 199.77 sq. metres (2150 sq. feet)

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Viewings Strictly by Appointment



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