



Patton Mill, Patton
£850,000



Patton Mill

Patton, Kendal

Dating back to the original site of **1246**, Patton Mill is a distinguished detached former mill set within one of the area's most private and picturesque rural locations. Rich in heritage and surrounded by mature gardens and the River Mint, it offers a rare blend of history, seclusion and an exceptional riverside lifestyle.

Ideally positioned just a short drive from **Kendal** and on the edge of the **Lake District National Park**, the property enjoys peaceful country living with immediate access to world-class scenery, outdoor pursuits and renowned dining and attractions.

At its heart is a light-filled open-plan living and dining space, full of character and ideal for both relaxing and entertaining, with a balcony overlooking the gardens and river. The adjoining kitchen is well appointed for everyday living.

The accommodation comprises three well-proportioned bedrooms, including two generous doubles, served by a well-presented family bathroom. Period character is complemented by modern efficiency, including an air source heat pump, solar panels and an upgraded heating system, ensuring year-round comfort.

Externally, the property is particularly special. Extensive landscaped gardens sit alongside the River Mint, creating a peaceful and highly private setting, enhanced by a secluded hot tub area designed for quiet relaxation.

A detached, fully equipped pod with kitchenette and shower room provides outstanding versatility, ideal for guest accommodation, a home office, studio or wellness space.

A rare and highly desirable feature is the **extensive double-bank fishing rights** along the River Mint, extending through Patton Bridge—offering an exceptional opportunity for anglers and those seeking a unique riverside lifestyle.

ENTRY

7' 10" x 5' 1" (2.40m x 1.55m)

LIVING AREA

25' 9" x 23' 4" (7.86m x 7.12m)

KITCHEN

15' 3" x 7' 10" (4.66m x 2.38m)

HALLWAY

18' 6" x 4' 0" (5.63m x 1.23m)

BEDROOM

13' 3" x 12' 0" (4.04m x 3.67m)

BEDROOM

12' 10" x 11' 7" (3.91m x 3.54m)

BEDROOM

11' 5" x 6' 8" (3.47m x 2.02m)

BATHROOM

10' 2" x 7' 0" (3.11m x 2.13m)

SERVICES

Mains electric, mains gas, mains water, non mains drainage

EPC RATING TBC

COUNCIL TAX BAND currently Band F

TENURE: FREEHOLD

IDENTIFICATION CHECKS

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.





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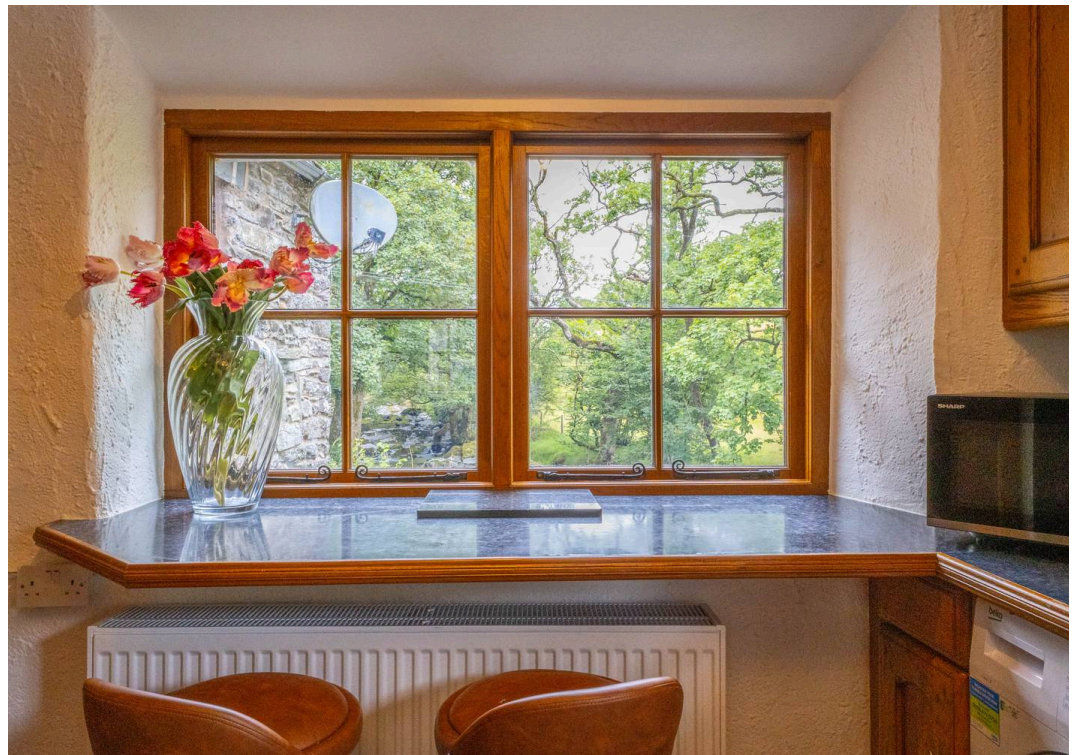
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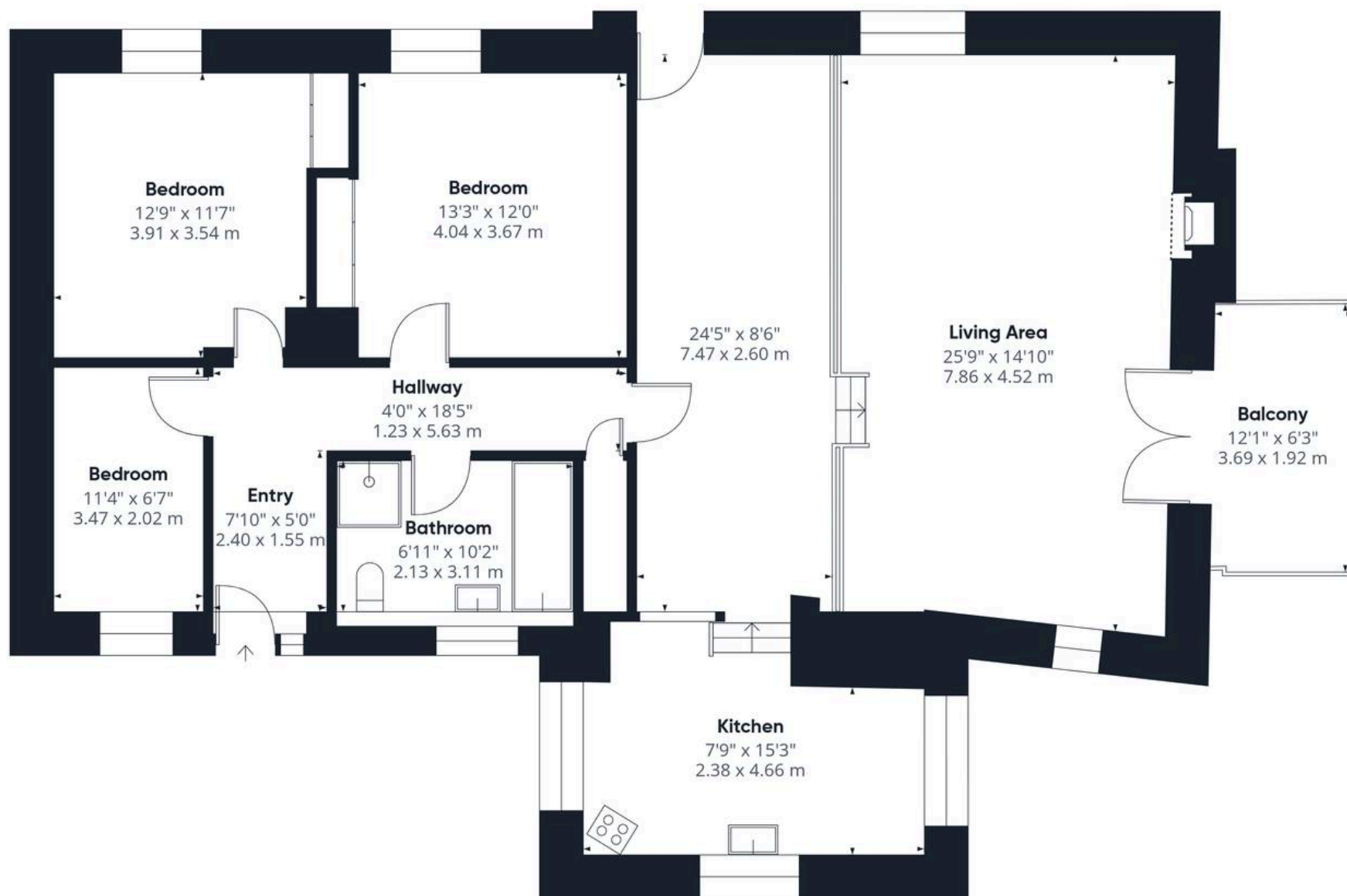
BALCONY

GARDEN

DRIVEWAY

5 Parking Spaces





Approximate total area⁽¹⁾

1355 ft²
126 m²

Balconies and terraces

75 ft²
7 m²

Reduced headroom

5 ft²
0.5 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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