



KIRK SHEPHARD POWERED BY **exp**™ **UK**

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Cragg Bank, Cragg Bank, The Hill, Millom, LA18 5HB

Offers Over £490,000

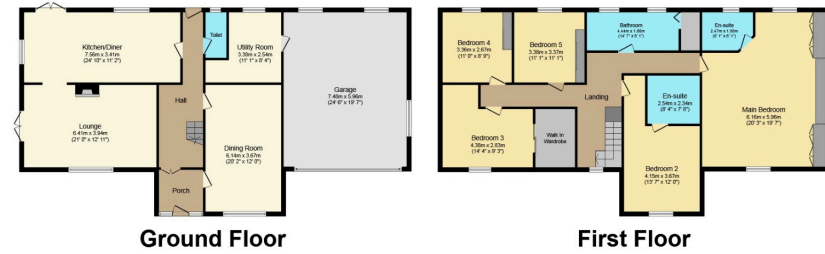
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Reference KS0077

Cragg Bank is approached over a sweeping driveway, providing off road parking for a number of vehicles. With beautiful gardens, the elevated position of the grounds has unrivalled, panoramic views of the Low Furness Fells and is a simply idyllic rural location yet in close proximity of Ulverston, Dalton and Kendal.





Total floor area 297.9 sq.m. (3,206 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorised reproduction prohibited. © PropertyBox



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Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)																																		
CRAGG BANK THE HILL MILTON LATE 5HB	Energy rating D	Valid until: 7 June 2031 Certificate number: 1600-6832-0922-0004-3693																																
Property type	Detached house																																	
Total floor area	248 square metres																																	
Rules on letting this property																																		
Properties can be rented if they have an energy rating from A to E.																																		
If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance .																																		
Energy efficiency rating for this property																																		
This property's current energy rating is D. It has the potential to be B.		The graph shows this property's current and potential energy efficiency.																																
See how to improve this property's energy performance.		Properties are given a rating from A (most efficient) to G (least efficient).																																
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td>57 D</td> <td>68 B</td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	92+	A			81-91	B			69-80	C			55-68	D	57 D	68 B	39-54	E			21-38	F			1-20	G			Properties are also given a score. The higher the number the lower your fuel bills are likely to be.
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		For properties in England and Wales: the average energy rating is D the average energy score is 60																																

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