



Estate Agency Act 1979

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**Grovelands, The Square,
Broughton-in-Furness, LA20 6JB**

For more information call **01229 445004**

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Traditional double fronted Grade II Listed period home situated in the historic and picturesque square of Broughton-in-Furness. This prominent and attractive looking building has an immense amount of character and charm throughout and is reluctantly being sold with no upper chain. Comprising of hall, dining room, lounge, kitchen/diner, rear covered porch, utility room, three bedrooms and bathroom to first floor with a further master suite to the second floor with dressing area and shower room. This charming property will truly be appreciated upon internal inspection and is complete with front forecourt border garden and charming rear courtyard with useful and sizable store.

A superb opportunity to purchase a historic property in the heart of this sought after and thriving community that has amenities including Primary School, Public Houses, Butchers, Café/Bakery and Doctors. Situated to Southwest Corner of the Lake District National Park and offers a fantastic base for exploring the region and access to Ulverston and other surrounding towns and west coast. Early viewing is invited and recommended to appreciate this beautiful home.



DIRECTIONS

On entering Broughton with the petrol station on the right, proceed up the hill into the Square with the Manor Pub on your right, continue through The Square and Groveland's is ahead of you to the corner of New St which leads towards Coniston.

The property can be found by using the following "What Three

Words" <https://what3words.com/outlast.bulge.coasters>

GENERAL INFORMATION

TENURE: Leasehold - Please contact the office for further information

COUNCIL TAX: E

LOCAL AUTHORITY: Barrow Borough Council

SERVICES: Main services include water, drainage, electricity and gas.





Accessed through a modern composite double glazed door with the name of the house to the upper door frame, opening to a vestibule.

HALL
Dado rail, coving to ceiling, radiator and traditional doors to the ground floor rooms. Staircase to first floor as well as original call bells to wall.

DINING ROOM
12' 10" x 11' 6" (3.91m x 3.51m)
Fabulous central grey marble fireplace with slate hearth currently housing an electric feature fire with former bell call handles to either side. Wooden double glazed window to front elevation overlooking the square with former shutter features, coving to ceiling, central painted beam feature, radiator, electric light and power.

LOUNGE
13' 0" x 8' 2" (3.96m x 2.49m) widest points
Lounge with central traditional fireplace offering a tiled and cast inset. Deep bay window with double glazed panes and panelling to the lower section overlooking the lovely Square. Electric light, power, radiator, coving to ceiling and painted feature beam.



KITCHEN/DINER
14' 3" x 11' 1" (4.34m x 3.38m) widest points
Well fitted with a comprehensive range of base, wall and drawer units with high gloss granite effect work surface incorporating sink and drainer with swan necked mixer tap and cream tiled splashbacks. Five-burner gas hob with stainless steel splash back, cooker hood over, built-in double oven and recess and plumbing for dishwasher. Exposed beams, timber lintels, single glazed window to side and PVC double glazed window and door to the rear opening to the covered seating area. Space for dining table, radiator and traditional doorway to the cellar.

REAR PORCH
7' 10" x 14' 7" (2.39m x 4.44m)
Polycarbonate style roof and uPVC double glazed French doors opening to the courtyard. Further door to the side opening to the pavement accessed by steps, electric light, power and tiling to the floor.

UTILITY ROOM
13' 3" x 5' 11" (4.04 m x 1.82 m)
Stainless steel sink unit, fitted base and wall cupboards with wood trim and work surface. Recessed alcove shelving, radiator and traditional half-glazed door opening to the rear courtyard. Space for fridge freezer, dryer and recess for washing machine.

CELLAR
12' 6" x 11' 4" (3.81m x 3.45m)
From the kitchen is access to cellar staircase, at the half landing are fitted coat hooks, window and Worcester Bosch boiler for the heating and hot water systems. The steps continue down to the cellar.

Cellar with a high-level window with large traditional slate flags to the floor. The cellar houses the electric meter and circuit breaker control point, cold slab, light and power.

FIRST FLOOR LANDING
Staircase with traditional handrail and spindles with half landing featuring a traditional Westmoreland style window with shelf in front. The main landing has access to all rooms, coving to ceiling, ceiling light point and staircase to second floor.

BEDROOM
13' 0" x 11' 10" (3.96m x 3.61m)
Grey marbled fireplace with traditional cast inset and hearth, coving to ceiling, dado rail, radiator and bell pull to the side of the fireplace. Traditional sash window to front with secondary glazing offering a lovely aspect over the square. Could be utilised as either a further lounge or bedroom.

BEDROOM
13' 1" x 12' 2" (3.99m x 3.71m)
Good-sized double room with central, feature fireplace with painted cast inset, coving to ceiling, radiator and bell pulls to either side of the fireplace. Secondary glazed sash window to the front elevation offering a lovely aspect over the Square.

BEDROOM
12' 11" x 11' 4" (3.94m x 3.45m)
Double room situated to the rear with traditional sash window and feature fireplace with cast inset. Radiator, electric light and power.

BATHROOM
13' 3" x 5' 11" (4.06 m x 1.82m)
Fitted with a four piece suite in white comprising of quadrant shower cubical with modern marble effect panelling to walls and thermostatic shower with flexi track spray and fixed rain head shower. Pedestal wash hand basin with mirror above and electric shaver light, low flush WC and panelled bath with mixer tap and shower attachment.

Panelling to lower section of walls, towel radiator and further mirror fronted bathroom cabinet to wall. Traditional sash window to rear with pattern glass pane and secondary glazing.

SECOND FLOOR LANDING
Turn at the half landing with the top section of the traditional Westmoreland window, exposed truss beams and traditional door provides access to the top floor bedroom suite.

MASTER BEDROOM
14' 3" x 12' 0" (4.34m x 3.66m)
Vaulted ceiling, exposed beams, truss features, two large Velux double glazed rooflights and further window to the gable. Eaves storage areas, radiator and opening to:

DRESSING ROOM
8' 1" x 11' 10" (2.46m x 3.61m)
Further exposed beams, dresser drawer unit as well as wardrobe and Velux double glazed rooflight. Access to shower room.

ENSUITE
8' 4" x 7' 3" (2.55m x 2.21m)
Comprising of quadrant shower cubide with modern panelling and shower, pedestal wash hand basin and WC with push button flush. Exposed beam, Velux roof light, spotlight track, chrome ladder style towel radiator and Dimplex electric fan heater to wall. Traditional door giving access to eaves storage.

EXTERIOR
Externally the property has a pleasant front area this is planted with a brick set path to the front door. To the rear as well as previously described there is a covered porch area and endosed courtyard which is flagged with raised borders, stocked with shrubs and bushes including a mature camellia. Outside water tap and access to useful store.

STORE
10' 7" x 7' 6" (3.23m x 2.29m) Useful room offering storage with a small window.