



Broom Cottage, New Street, Broughton-In-Furness

£475,000



Broom Cottage, New Street

Broughton-In-Furness

This stunning property is situated close to the centre of the small historic market town of Broughton-in-Furness. The Post Office/newsagents, village bakery, cafes, pubs, primary school and doctor's surgery are all within easy walking distance. Broughton-in-Furness also has links to the neighbouring towns of Ulverston and Barrow-in-Furness and is on the edge of the Lake District National Park with easy access to the southern lakes. Nestled within a quiet village location, this charming property offers a rare opportunity to own a delightful house with a unique character.

The house comprises half of a large Victorian house which joins some cottages to form a cobbled courtyard along one side of the house. On the other side of the house is a drive with room for ample parking which leads into part of the garden. The front door is reached from the road through the entrance pillars and along the drive. The entrance hall leads to a bright, cosy sitting room which is the perfect place for relaxing in. To the right of the sitting room is a charming study which features a beautiful decorative cast iron fireplace This could be used as a fourth bedroom. The rest of the ground floor includes a spacious kitchen/diner that overlooks the side garden and really boosts the living space for all the family. Leading off from the kitchen/diner is a handy downstairs toilet. Adjacent to the kitchen/diner you can find the impressive large barn conversion room which is the perfect place for entertaining guests and relaxing with the family. The room has two big windows with views of the side garden and it has a set of stairs which takes you to a gallery overlooking the room. From the gallery you can access the main bedroom. A set of stairs next to the sitting room takes you to the two double bedrooms with one having its own wet room and the family bathroom which comprises a W.C., wash hand basin and bath. From here a short hallway connects back to the main bedroom. The property benefits from gas central heating and partial double glazing.

Stepping outside, the property is surrounded by stunning gardens to the side and rear, offering a tranquil retreat to relax in. The beautiful outdoor space features various charming elements, including ample room for potted plants and a gravelled walkway leading from the front to the rear of the property. The rear garden showcases a delightful lawn and is well-stocked with flowers and shrubs. It is surrounded by established hedges and stone walls creating a picturesque setting. A seating area overlooks the rolling hills beyond, providing the perfect spot for al fresco dining and entertaining guests. Additionally, there is a stone shed attached to the property which can be used as a potting shed and for storage.

- Charming terraced property
- Gas central heating
- Light and airy sitting room
- Lounge and study
- Kitchen diner
- Delightful gardens to the side and rear
- Three double bedrooms
- Quiet village location
- Family bathroom, wet room and downstairs cloakroom
- Ample driveway parking

EPC RATING E

SERVICES

Mains electric, mains gas, mains water, mains drainage

COUNCIL TAX: BAND F

TENURE: FREEHOLD





GROUND FLOOR

ENTRANCE HALL

6' 4" x 5' 5" (1.93m x 1.66m)

LOUNGE

15' 3" x 12' 6" (4.66m x 3.81m)

HALLWAY

4' 0" x 3' 11" (1.21m x 1.20m)

STUDY

15' 5" x 11' 1" (4.70m x 3.38m)

KITCHEN DINER

20' 5" x 14' 2" (6.23m x 4.31m)

HALLWAY

5' 1" x 2' 10" (1.55m x 0.87m)

CLOAKROOM

5' 2" x 2' 10" (1.58m x 0.87m)

BARN CONVERSION ROOM

20' 8" x 17' 5" (6.29m x 5.31m)



FIRST FLOOR

GALLERY LANDING

19' 7" x 4' 6" (5.98m x 1.37m)

BEDROOM

19' 2" x 13' 0" (5.85m x 3.95m)

BEDROOM

14' 1" x 10' 11" (4.29m x 3.33m)

WETROOM

5' 3" x 2' 10" (1.59m x 0.86m)

BEDROOM

11' 11" x 11' 10" (3.63m x 3.60m)

BATHROOM

13' 0" x 6' 8" (3.95m x 2.04m)

LANDING

17' 5" x 3' 3" (5.30m x 0.98m)

DIRECTIONS

Follow the A590 from the Lindale bypass until you get to the Greenodd Roundabout and take the second exit onto A5092. Follow the A5092 until it merges into the A595 as you pass through Grizebeck. Carry on following the road for a few miles then take a sharp right onto the C5009 and follow the road all the way to Broughton-in-Furness. Drive past the CGP pitstop and enter the square in the centre of town, then head onto New Street where you can find Broom Cottage on the right.

WHAT3WORDS: palm.active.clutches

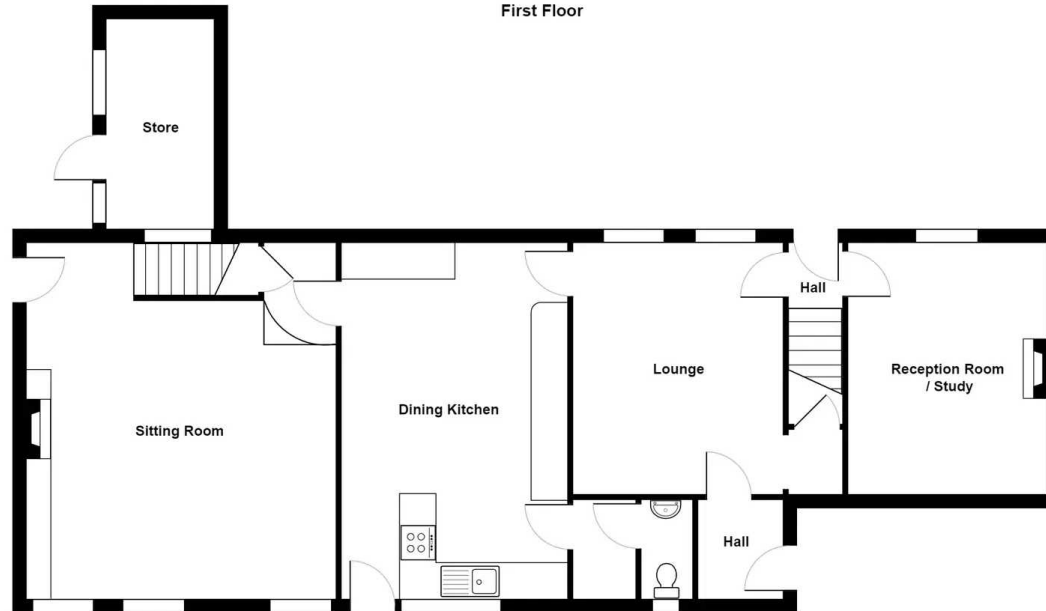








First Floor



Ground Floor

Broom Cottage, New Street Broughton-In-Furness

Total Area: 196.1 m² ... 2111 ft²

For illustrative purposes only - not to scale. The position and size of features are approximate only.
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THW Estate Agents

Palace Buildings Main Street, Grange-Over-Sands - LA11 6AB

015395 33335 • grange@thwestestateagents.co.uk • www.thwestestateagents.co.uk

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