



Duddon Bridge

£320,000

Meadow Barn, 3 Duddon View, Duddon Bridge,
Nr Broughton in Furness, Cumbria, LA18 5JE

A super End Terrace Barn Conversion beautifully presented throughout, being part of a small cluster of individual barn conversions in the stunning Duddon Valley.

Comprising Hall, Cloakroom, Lounge/Dining Room, Breakfast Kitchen, Conservatory, 3 Double Bedrooms, Bathroom, Garden, Garage and Parking.

Early viewing is highly recommended.

Quick Overview

End Terrace Barn Conversion - 3 Double Bedrooms
2 Reception Rooms - 1 Bathroom
Wonderful, open country views
Wealth of charm and character
Spacious light rooms
Tastefully presented throughout
Lovely rural location
Low maintenance Gardens
Garage and Parking for 3 cars
Standard Broadband available*



3



1



2



D



Standard
Broadband



Garage + 3
Parking Spaces

Property Reference: G2995



Lounge/Dining Room



Lounge / Dining Room



Kitchen



Kitchen

Description Meadow Barn really is quite special. Not just the very attractive internal and external aesthetics, or the views or the superb area or the spacious, characterful accommodation, but the the feel of the place - that calming, relaxing, warm hug like feeling which envelops you as you step inside and kick off your shoes. Whether you arrive as a holiday guest or enter as a brand new owner you are definitely not going to be disappointed.

Currently a successful holiday let and second home it is now reluctantly offered for sale due to a change in circumstances. This property is equally suited as both a second or permanent home - it does benefit from a very convenient location for some major Furness employers such as BAE or BNFL.

Originally historic farm buildings this charming cluster of barn conversions were cleverly and sympathetically converted in 2008. This one is the last in a row of 3 and enjoys the best views over open countryside to the river Duddon in the distance. This property is now a warm, comfortable, inviting and tasteful home - literally ready for the new owner to just turn the key and move in.

The front door opens into the Hallway with useful storage cupboard, stairs to the First Floor and a large Cloakroom with WC, pedestal wash hand basin, wall mounted LPG gas central heating boiler and generous under stairs storage cupboard, but also provides ample space to double up as a Utility Room perhaps or maybe for the addition of a shower if required.

The Lounge/Dining Room is a most impressive room, not only due to the well proportioned and incredibly generous dimensions but the triple aspect and cosy log burning stove. The room currently accommodates 3 sofas, a snuggle chair, dining table and free standing shelves with room to spare - a fabulous room for a large family and entertaining. The Kitchen is also a good size and is furnished with a good range of maple wall and base cabinets with inset sink and integrated dishwasher, fridge and freezer. Built-in ceramic hob with cooker hood over and 'NEFF' oven. Plumbing for washing machine, twin front windows looking into the front Garden and space for a bistro table. Double glazed doors open into the Conservatory which is a super addition and is double height! A super, peaceful place from which to sit, relax and enjoy the views whatever the weather.

From the Entrance Hall, stairs lead to the First floor where there are 3 well proportioned Double Bedrooms - all with very pleasing country views. Bedroom 1 and 2 have partially pitched ceilings, deep set windows with front aspect with Bed 2 having feature 'stairs' to large, fire escape/roof window. Bedroom 3 has a pitched ceiling and fitted wardrobe. The Family Bathroom has a 4 piece white suite comprising walk-in shower, large bath, WC and pedestal wash hand basin. Chrome ladder radiator and 'Velux' roof window.

Externally there are 2 perfectly proportioned areas of well kept but quite low maintenance Gardens. The front is enclosed by a timber fence and young hedge with level lawn and paved seating area. The rear is also fenced, slightly smaller but again with a well tended lawn. The Garage is 1 of 3 and has an up and over door plus Parking for 3 cars to the front and side of the Garage. There is also additional Visitor Parking too.

Location Situated at the Southern end of the stunning Duddon Valley at the very edge of the Lake District National Park, with local



Lounge / Dining Room



Conservatory



Bedroom 1



Bedroom 2



Bedroom 1



Bathroom

walking opportunities aplenty. The attractive small market town of Broughton in Furness is approximately 1 mile away and caters for everyday needs with Primary School, Pubs, Bakers, Butchers, Vets etc. There are more extensive amenities a little further afield in Millom or Ulverston. The railway station at nearby Foxfield, approximately 5 minutes away by car, provides access to the West Coast Mainline and there is good access via A595 to the A590 at Greenodd about 12 miles distant.

To reach the property from Greenodd, follow the road in the direction of Broughton in Furness for approx 12 miles, going through Foxfield and dropping down the hill to Duddon Bridge. Ignore the turning for Ulpha and the Duddon Valley and carry on over Duddon Bridge (with traffic lights). The properties of Duddon View will be seen on the left with the access lane approx 150 yards further on the left hand side. Turn left at the sign post for Duddon View and follow the track for approx 150 yards keeping to the left until arriving at "Duddon View". No 3 is on the left hand side. The Garage is straight ahead and Visitor Parking to the right.

What3words -

<https://what3words.com/fillings.candles.streamers>

Accommodation (with approximate measurements)

Hall

Cloakroom/Utility Room 7' 9" x 6' 1" (2.38m x 1.86m)

Lounge/Dining Room 16' 11" x 11' 9" (5.17m x 3.60m) and 12' 8" x 16' 0" (4.88m x 3.87m)

Breakfast Kitchen 15' 8" x 9' 6" (4.79m x 2.92m)

Conservatory 11' 6" x 6' 10" (3.52m x 2.10m)

Bedroom 1 12' 9" x 8' 5" (3.89m x 2.57m)

Bedroom 2 11' 10" x 8' 0" (3.61m x 2.44m)

Bedroom 3 10' 2" x 9' 3" (3.10m x 2.84m)

Bathroom

Garage 18' 0" x 6' 7" (5.50m x 2.02m)

Services: Mains electricity and water. LPG central heating. Shared drainage (7 properties)

Tenure: Freehold. Vacant possession upon completion. No upper chain.

*Checked on <https://checker.ofcom.org.uk> 01.10.24 not verified.

Note: No commercial vehicle, caravan or other house on wheels or moving dwelling or boat on the property,

Management Charges Note: The cost of maintaining the communal areas and of the upkeep of the Private Drainage Treatment Plant is shared between the 7 properties, currently at a cost of £85 per pcm. The Management Committee is made up of the Owners of each property at Duddon View.

Business Rates/Council Tax: RV: £4350 - This property currently receives small business rate relief.

Council Tax Band was previously Band D - Copeland Borough Council.

Viewings: Strictly by appointment with Hackney & Leigh Grange



External



Front Garden



Office.

Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.

Holiday Letting: Currently let through Travelchapter since 2019 and has generated a gross income between £20,000 - £23,500 over this period. Detailed accounts are available to interested parties who have viewed the property.

Anti-Money Laundering Regulations (AML): Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Views

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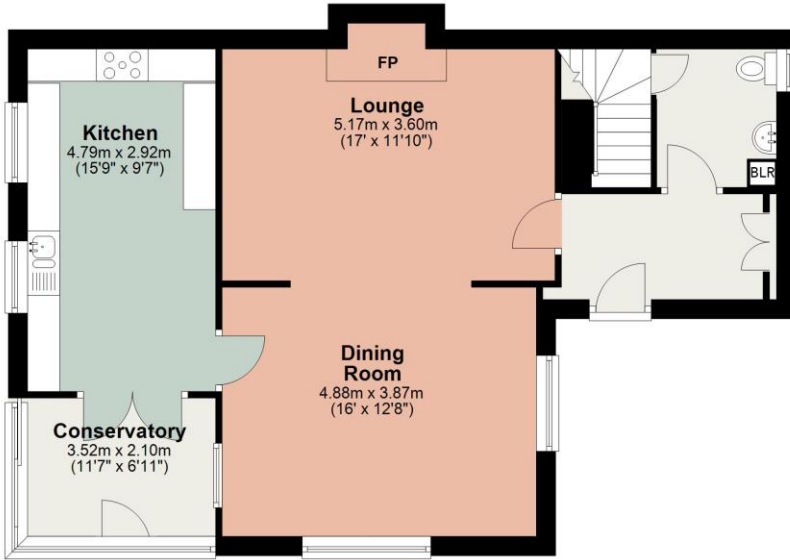


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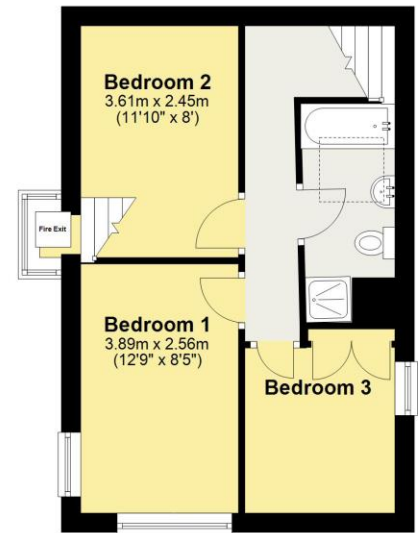
Ground Floor

Approx. 73.2 sq. metres (788.4 sq. feet)



First Floor

Approx. 37.9 sq. metres (408.1 sq. feet)



Total area: approx. 111.2 sq. metres (1196.5 sq. feet)

For illustrative purposes only. Not to scale.
Plan produced using PlanUp.

A thought from the owners... "We never tire of watching the changing seasons from the comfort of the conservatory."

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