

JH
Homes

£425,000



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GARAGE &
PARKING

Approx Gross Internal Area
153 sq m / 1651 sq ft



Ground Floor
Approx 93 sq m / 996 sq ft

Studio
Approx 8 sq m / 91 sq ft

Outbuilding
Approx 52 sq m / 564 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	77 C
39-54	E		
21-38	F		
1-20	G		



Estate Agency Act 1979

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of JH Homes has the authority to make any representation or warranty in relation to the property. All electrical appliances mentioned, power points or heating systems have not been tested by this office and therefore cannot be guaranteed to be in working order. All measurements are approximate in these details.

JH
Homes

Crossings, Foxfield Road,
Broughton-in-Furness, LA20 6EZ

For more information call **01229 445004**

2 New Market Street

Ulverston

Cumbria

LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Fabulous, detached bungalow with that was designed by reputed local John Coward Architects of Cartmel to Passive Haus standards in 2015. Offering stylish, comfortable and versatile accommodation suited to a wide range of buyers and would make a perfect retirement property in this excellent position to the edge of the most popular village of Broughton in Furness. Designed and built for the current owners and is now reluctantly offered for sale due to relocation. Comprising of open veranda, open plan kitchen/diner, stylish lounge with stove, utility, WC, two double bedrooms and four piece family bathroom. Externally, there are attractive gardens, open aspects over surrounding fields towards the hills, detached garage, workshop and additional barn style workshop. A further feature is the detached studio that is perfect for many uses including craft room, home office, occasional bedroom etc. The plot offers ample off-road parking and has attractive gardens to the front, side and rear. Presented to a high standard throughout and offers a superb economically run home in a lovely position with early viewing invited and recommended.



DIRECTIONS

Heading along the A595 continue pass the first turn to Broughton in Furness "Local Access" and head towards Foxfield. Pass through Foxfield with the railway station on your left and pass the light industrial units, continue along the road for a while further passing the entrance to "Eccle Rigs" and take the next turn on the Right toward Broughton. This is Foxfield Road, turn in front of the first property "Bush Green" and proceed along the lane where the property can be found shortly after on the right.

The property can be found by using the following "What Three Words" <https://w3w.co/fails.lawfully.compress>

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland & Furness District Council

SERVICES: Mains services include gas, electric and water. Drainage is by way of a water treatment plant within the grounds for the wastewater shared with Bush Green the neighbouring property.

PLEASE NOTE: A planning application has been made to remove an existing local occupancy clause, currently in place on Crossings. Unofficial approval of the application has been made by the planning officer, and written confirmation for removal of the local occupancy clause is awaited from Westmorland council planning department.





Accessed from a beautiful, covered veranda with brick set floor and white painted handrail and spindles giving access to the substantial solid composite door with triple glazed windows to either side opening to:

VERANDA

Sheltered seating area and beautiful views over the garden and surrounding countryside.

DINING AREA

11' 4" x 16' 4" (3.45m x 4.98m)

Part vaulted ceiling with central beam feature, triple glazed Fakro roof light, built in bookcases to one wall and open access to the kitchen with the central island divide. Doors to bedrooms and bathroom and mezzanine area with door to loft storage area over the bathroom. Connecting door to lounge and electric panel heater.

KITCHEN

11' 1" x 10' 0" (3.38m x 3.05m)

Fitted with an attractive range of modern, high gloss base and drawer units with Silestone style work surface over incorporating stainless steel twin bowl sink unit with mixer tap and attractive tiling to splash backs. Integrated dishwasher, integrated fridge/freezer and space and point for electric cooker. Tiled floor, four pendant lights points, duct for the air re circulation system and pantry/larder cupboard. Triple glazed window offering a lovely aspect to the front.

REAR PORCH

Modern composite door with central glazed panel giving access to the rear steps leading to the garden. Access to utility room and WC.

WC

Two piece suite comprising of WC with push button flush and corner mounted wash hand basin with storage cupboard under, deeper windowsill and triple glazed window offering a lovely aspect to the garden, driveway and countryside beyond.



UTILITY ROOM

8' 5" x 7' 0" (2.57m x 2.13m)

Fitted with a range of matching units to the kitchen and work surface over incorporating white sink unit with mixer tap and tiling to upstands. Integrated washing machine and "Volkira Mechanical heat recovery and ventilation system".

LOUNGE

11' 3" x 19' 6" (3.43m x 5.94m)

Fabulous room with vaulted ceiling, central beam feature and two excellent triple glazed corner windows creating a huge amount of natural light and offering a beautiful aspect over the drive, garden, studio and far-reaching views towards the hills and surrounding countryside. Wood burning stove set on a slate flagged hearth, stone sides and top and electric panel heater.

BEDROOM

11' 5" x 11' 10" (3.48m x 3.61m)

Double room with triple glazed window with deep sill looking towards the rear garden banking, additional Fakro triple glazed skylight, and ceiling light point.

BEDROOM

11' 5" x 11' 1" (3.48m x 3.38m)

Further well proportioned double room with triple glazed window and deeper sill to the rear elevation looking to the garden banking with supplementary light from a Fakro triple glazed roof light.

BATHROOM

8' 1" x 7' 5" (2.46m x 2.26m)

Fitted with a modern four piece suite in white comprising with glazed shower screen with floor drain and shower with flexi track spray and fixed rain head coming from the ceiling, WC with push button flush, panelled bath with mixer tap and wall hung wash hand basin with mixer tap and electric mirror above. Triple glazed window with deep sill to rear with fitted blind, inset lights and air recirculation system.

EXTERIOR

Approached by "Occupation Lane" situated to the end of Foxfield Rd and adjacent to the former railway Crossing Keeper's Cottage. Gated access to the boundary of the property that opens onto the drive offering substantial and ample parking for numerous vehicles including caravans, trailers, etc with the excellent addition of a garage with roller door. To the rear of the barn accessed from the side of the garage, is a substantial strip of land being part of the former railway line with a Hen House, numerous fruit trees, daffodils etc.

The garden is of an informal design with natural watercourse, young Beech hedging, raised beds and a variety of specimen trees, shrubs and bushes. To the left hand side of the driveway adjacent to the garage is a mature border with roses and a variety of other planting with access from the side leading to an aluminium frame greenhouse. Beyond here there is a lovely, detached studio/workshop/office which is a fabulous and versatile benefit to the property. To the end of the drive and house there is a gravel path giving access around the rear where there is a natural garden space with the path continuing right around the perimeter of the property. A beautiful, well proportioned garden complimenting this excellent property.

STUDIO

11' 6" x 7' 11" (3.51m x 2.41m)

Windows overlooking the garden and feature leaded and pattern glass window to the gable. Stove to the corner of the room, wood block work surface with small sink and mixer tap and useful storage cupboard under.

GARAGE & WORKSHOP

25' 7" x 14' 3" (7.8m x 4.34m)

Pine panelled ceiling, shelving to walls, electric light and power and open access to workshop area. Door to barn. Water supply and Butler's sink installed in workshop.

BARN

12' 10" x 14' 1" (3.91m x 4.29m)