



Bridge Cottage, Broughton Mills  
£315,000





- Charming two bedroom country cottage full of character and traditional appeal
- Retains beautiful period features throughout, adding to its authentic cottage charm
- Inviting living room with log burner stove, ideal for cosy evenings
- Separate dining room with multi fuel cooker stove, perfect for hosting
- Practical kitchen with scope for updating, giving buyers the chance to add their own style
- Shower room with functional layout
- Two generous double bedrooms, both offering character and rural views
- Extensive garden space, ready for landscaping or personal transformation, with stunning open views
- Scenic riverside setting in peaceful Broughton Mills, offering tranquillity, charm and incredible countryside surroundings
- Farm-style barn with beautiful stone façade, excellent potential for renovation or conversion (planning consent required; plumbing already in place)

**SERVICES:** Mains electric, septic tank, private water supply

**EPC RATING:** F

**COUNCIL TAX** Currently **BAND: C**

**TENURE:** FREEHOLD

**IDENTIFICATION CHECKS:** Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.





## Bridge Cottage

Broughton Mills, Broughton-In-Furness

Nestled in the peaceful hamlet of Broughton Mills, this charming two bedroom cottage offers an authentic slice of rural living in a truly idyllic setting. Surrounded by rolling countryside and positioned close to the river, the property exudes traditional character and timeless appeal, making it a perfect retreat for those seeking tranquillity and scenic beauty.

On the ground floor, the welcoming living room features a cosy fireplace that enhances the cottage's warm and inviting atmosphere. The separate dining room provides its own multi fuel stove, creating an intimate space for shared meals or relaxed evenings. The kitchen offers a practical layout with excellent scope for updating, giving buyers the opportunity to put their own stamp on the home. The shower room is conveniently located on this level and provides a functional space.

Upstairs, the first double bedroom enjoys generous proportions, creating a peaceful place to unwind. The second double bedroom also offers ample space and attractive countryside views, ensuring comfortable accommodation for residents or guests.

Beyond the main cottage, a traditional barn with a beautiful stone façade presents fantastic potential for renovation or conversion, subject to planning consent. The barn already benefits from existing plumbing, offering a strong foundation for a future project.

Outside, the property boasts a large garden area that provides an excellent canvas for landscaping or improvement. The grounds enjoy wonderful open views across the surrounding hills and the nearby river, creating a picturesque backdrop and an exceptional sense of rural serenity.





### DINING ROOM

10' 7" x 15' 3" (3.22m x 4.65m)

### LIVING ROOM

8' 2" x 15' 2" (2.49m x 4.63m)

### KITCHEN

9' 4" x 10' 2" (2.85m x 3.11m)

### BATHROOM

4' 3" x 6' 3" (1.29m x 1.90m)

### LANDING

2' 9" x 5' 7" (0.83m x 1.69m)

### BEDROOM

10' 7" x 15' 5" (3.23m x 4.70m)

### BEDROOM

8' 4" x 9' 8" (2.53m x 2.95m)

### BARN

7' 4" x 5' 8" (2.24m x 1.74m)

### BARN

10' 2" x 7' 0" (3.11m x 2.14m)

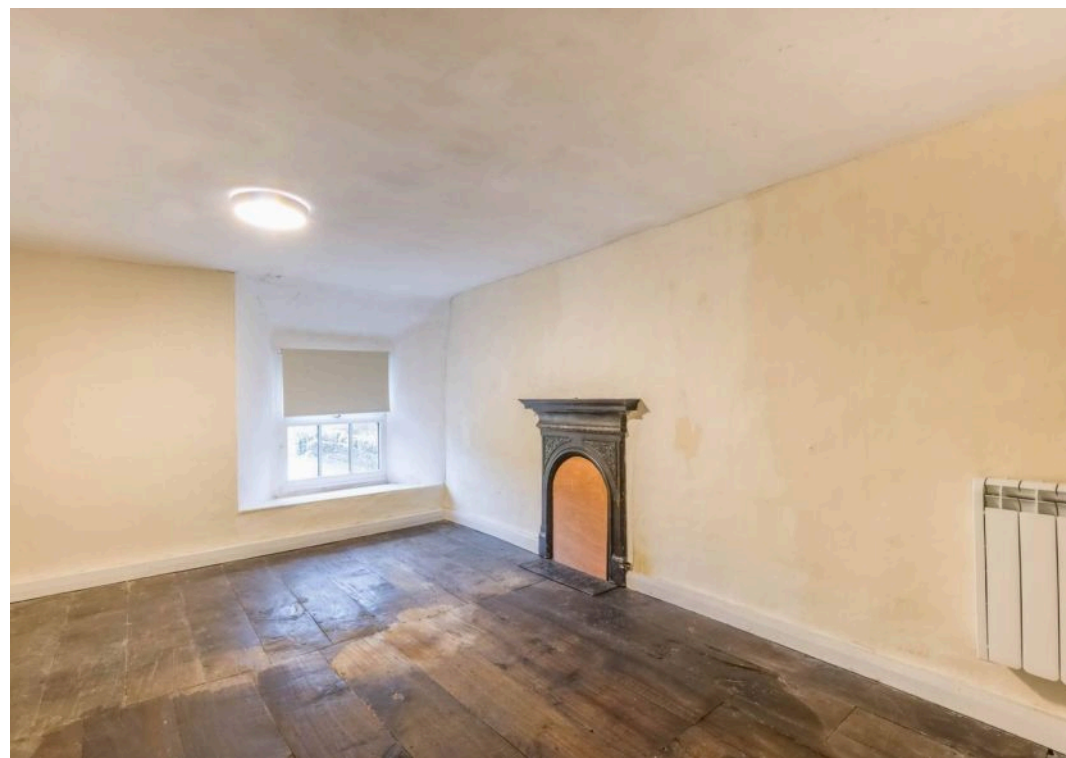
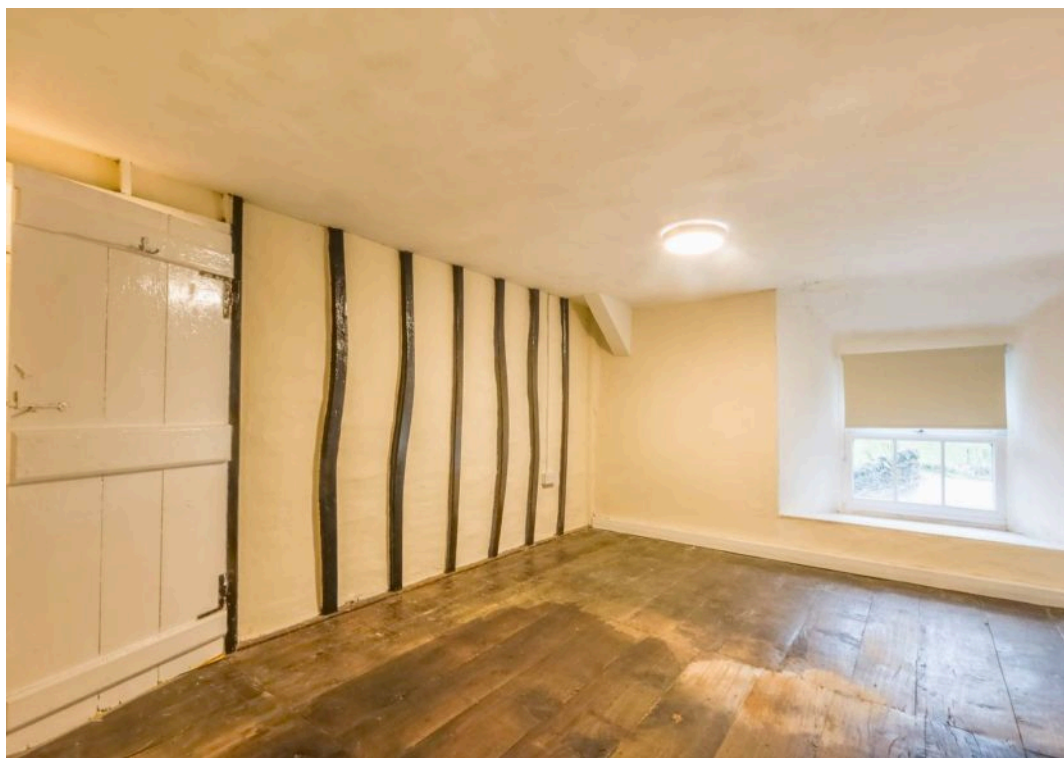
### BARN

7' 3" x 10' 3" (2.23m x 3.14m)

### BARN

15' 11" x 26' 4" (4.86m x 8.04m)





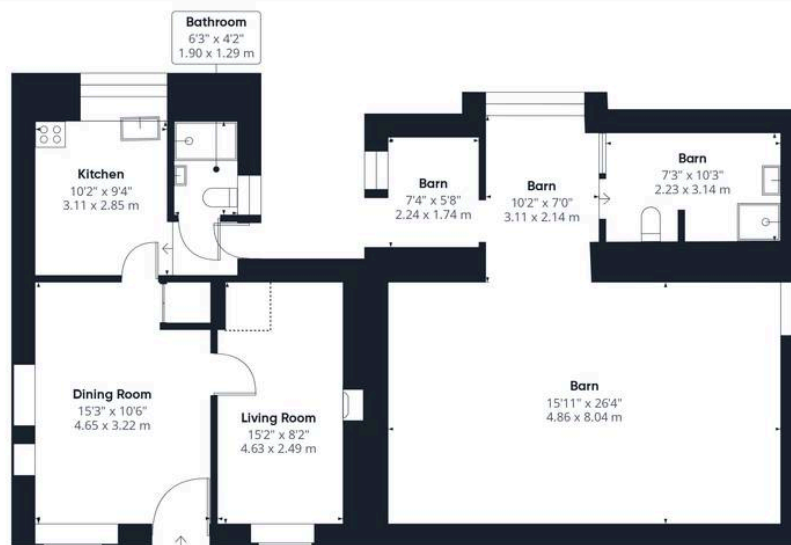












Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**

1339 ft<sup>2</sup>

124.5 m<sup>2</sup>

**Reduced headroom**

8 ft<sup>2</sup>

0.7 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**

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