



**pt**<sup>TM</sup> poole townsend  
 LEGAL | PROPERTY | FINANCIAL

2 Foxfield Road, Broughton-In-Furness,  
 Cumbria, LA20 6EZ

**PRICE £250,000**



Driveway  
 Parking

Beautifully situated outside the historic market town of Broughton-in-Furness, this smartly refurbished detached property provides excellent accommodation and substantial gardens with orchard.

## Kitchen



### **DIRECTIONS**

Leaving Ulverston via Soutergate, follow this road along until you meet the junction at the top of Gawthwaite Hill. Bear left here and proceed over Kirkby Moor. Continue along this road until you reach Foxfield. Continue driving through Foxfield passing The Prince of Wales pub. Approximately half a mile or so further along the road, you will see a sign for Broughton-in-Furness. Turn right here into Foxfield Road. You will see the property on the left indicated by a PT for sale board.

### **LOCATION**

The property itself is situated in a semi-rural location on the outskirts of the historic market town of Broughton-in-Furness. Broughton is a vibrant and popular town which offers shops and amenities capable of meeting your basic daily needs including; a butchers, a post office, pubs and cafes, a library, a car repair garage and petrol station, a veterinary surgery, church and also a primary school.

### **DESCRIPTION**

This fabulous detached property has been superbly renovated with re-plastered walls throughout, smart fixtures and fittings to the kitchen and bathroom, a mains gas fired central heating system and modern UPVC framed double glazing throughout. The property has lots of exposed floorboards throughout with panelled internal doors that have been professionally stripped/dipped.

The property is accessed directly into the lounge which has a beautiful central fireplace with exposed brickwork and a beautiful slate hearth. The room is naturally sunny with the morning sun coming across the front garden through the double window.

The inner hallway has a large walk-in storage cupboard and also leads to all the remaining accommodation including a superb open plan dining kitchen which has a wonderful dining space with a brick built chimney with open fireplace and raised hearth, French doors into the garden and a single step leading down into the kitchen.

This well equipped room has ample fitted units with a cream coloured decor panel contrasting nicely against the solid oak surfacing. A white enamelled sink is inset into the worktop with space alongside for a washing machine. There is also a low level electric fan assisted oven, electric halogen hob with wall mounted cooker hood above and finally an integrated fridge.

The bedrooms are all naturally light with each overlooking the gardens, two of them also being good double rooms. The third bedroom is a single room with a small opening to the chimney breast with dressed brickwork and slate hearth.

Finally the bathroom has a white suite with chrome effect tap fittings and mixer shower installed over the P-shaped bath which has a curved shower screen and tiled splash backs to the wall areas. The room has a laminate style floor covering, a large ladder style radiator with chrome effect finish, extractor fan and loft access with fitted ladder. The loft is insulated, houses the boiler and also has lighting.

Externally the property has gated access onto a private drive with mature semi enclosed gardens to the front with lawn and planting. The rear garden extends away from the property with further lawns and traditional planted beds leading to a central fruit garden and beyond, finally reaching an Orchard.

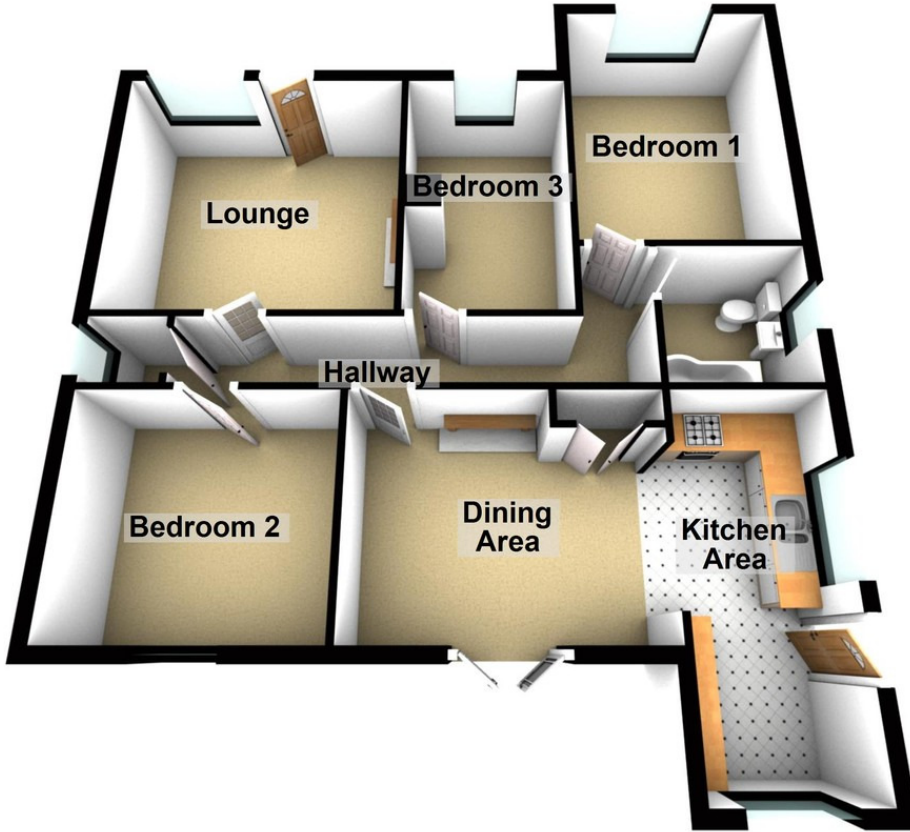
**TENURE**  
Freehold



### What we love about the property.....

“We love the feel of the property’s location and also the wonderful finish which has been achieved throughout. A lovely property that also has no onward chain.”

## Ground Floor



## ROOM DIMENSIONS

### Living Room

12'11" (3.95 m) X 12'2" (3.70 m)

### Dining Area

12'11" (3.95 m) X 9'11" (3.04 m)

### Kitchen Area

15'4" (4.64 m) X 6'7" (2.01 m)

### Bedroom One

12'11" (3.96 m) X 9'11" (3.03 m)

### Bedroom Two

10'10" (3.32 m) X 10'0" (3.06 m)

### Bedroom Three

12'2" (3.72 m) X 7'5" (2.27 m)

### Bathroom

6'5" (1.96 m) X 6'5" (1.96 m)

Barrow 01229 811811 • Dalton 01229 467565 • Ulverston 01229 588111 • Grange 015395 33316 • Kendal 01539 734455 • Milnthorpe 015395 62044

## ADDITIONAL INFORMATION

Council Tax Band: TBC

Local authority: South Lakeland District Council

Services: Mains gas, electricity, water.

EPC Rating = D

## WE ARE OPEN

Monday - Friday 9.00 - 5.00  
Saturday 9.00 - 1.00  
Sunday Closed

## VISIT US AT

[www.pooletownsend.co.uk](http://www.pooletownsend.co.uk)  
[enquiries@pooletownsend.co.uk](mailto:enquiries@pooletownsend.co.uk)

## YOUR MORTGAGE ARRANGEMENTS

Poole townsend solicitors are able to help you choose from the many mortgage and life insurance products available. Please contact one of our independent advisers for an appointment.

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE**

Poole townsend are independent financial advisers authorised and regulated by the financial conduct authority. Authorised and regulated by the solicitors regulation authority no. 00076553.



**poole townsend**  
LEGAL | PROPERTY | FINANCIAL

YOUR VIEWING APPOINTMENT IS ON \_\_\_\_\_