

Broughton-in-Furness

£325,000

Moss View House
Broughton-in-Furness
Cumbria
LA20 6BS

An interesting opportunity to acquire a semi detached 4 bedroom home that requires a programme of refurbishment and updating with excellent potential to rearrange the current layout to create a property in your own taste together with extensive outbuildings and grounds that include workshop, an orchard and vegetable garden.

Property Ref: KL3160





Kitchen/Dining Room



Snug

Location/Description: a substantial semi detached 4 bedroom house, now in need of some refurbishment with covered car port, workshops, vegetable plot/orchard and small paddock. In convenient location 1.5 miles east of the picturesque village of Broughton in Furness. Broughton in Furness is a delightful market town within The Lake District National Park with Primary School, Post Office, Bakery, Pub and more! To reach the property from the A590 at Greenodd take the A5092 heading west for approximately eight miles. The property can be found on your right, around one mile after Grizebeck.

Accommodation (with approximate measurements)

Hall Built in Cupboard

W.C W.C and wash hand basin.

Lounge 13' 6" x 11' 3" (4.11m x 3.43m) wash hand basin. Dual aspect.

Inner Hall Stove, storage cupboard, stairs leading to first floor.

Kitchen/Dining Room 12' 2" x 10' 10" (3.71m x 3.3m) base and wall mounted cabinets. Stainless Steel sink. Neff electric double oven and hob. Dining area with dual aspect.



Kitchen Area

For a Viewing Call 015395 32301



Dining Area

Dining Area 12' 6" x 12' 2" (3.81m x 3.71m)

Utility/Boot Room 12' 1" x 8' 5" (3.68m x 2.57m)

Snug 11' 0" x 10' 9" (3.35m x 3.28m) wood burning stove, Double glazed window overlooking the back garden. TV point.

Bedroom One 11' 1" x 10' 3" (3.38m x 3.12m) wash hand basin. Double glazed window overlooking the garden.

Bathroom wash hand basin and WC. Walk-in shower. Extractor fan.

Landing with Velux window

Bedroom Two 21' 1" x 11' 0" (6.43m x 3.35m) fitted cabinets under eaves. Double glazed window overlooking the Lake District Fells. 2 wall light points, TV point.

Upstairs Kitchen Area Base units. Baby Belling freestanding oven. Stainless steel sink. Velux window.

Bedroom Three 13' 8" x 8' 4" (4.17m x 2.54m) under eaves fitted cabinets. Large double glazed windows.

Bedroom 4 11' 5" x 7' 2" (3.48m x 2.18m) double glazed window.



Dining Area



Kitchen/Dining Room



Kitchen Area



Bedroom Two



Bedroom Three

Walk-in Airing Cupboard 9' 4" x 4' 9" (2.84m x 1.45m) fixed timber shelving and hot water cylinder.

Bathroom wash hand basin, WC and bath. Copper towel rail. Light & shaver point. Velux window.

Outside

Three bay Workshop concrete block build with tin roof cladding and timber purlins. Concrete/feed troughs, clay lined. Concrete floor. Internally subdivided with timber clad workshop area with workbench and table.

Two bay lean to wood store

Kennels block built lean-to with a mono-pitched roof.

Four bay covered Garage concrete block walls, timer poles and tin roof. Part concrete floor.

Mono-pitched cold frame concrete block, glass sides and tin roof.

Greenhouse

Former Workshop & Machinery Store workshop with counter units. Single glazed windows. Concrete block stable walls to timber cladding. Concrete floor.



Bedroom One

Paddock & External Area adjacent to the property and workshops is the paddock area, currently permanent pasture the fringe of the paddock benefits from apple and pear trees, a vegetable patch, greenhouse and cold room. From the main entrance drive to Moss View House there is a thin strip of land which provides extra parking and is also included in the sale.

Tenure: Freehold. Vacant possession upon completion.

Services: Mains electricity and water. Septic tank drainage (shared with neighbouring property Moss View Cottage).

Council Tax: Band E. South Lakeland District Council.

Local Occupancy Requirement: The property shall not be occupied otherwise than by a person employed or to be employed or last employed locally or who has throughout the period of three years immediately preceding the commencement of such occupation of the dwelling house had his only or principal home locally together with the dependents of such a person living with him or her and the widow or widower of such a person.

'Locally' shall mean the area of the County Council of Cumbria & Moss View must be the only or principal home of the occupant. (i.e. occupied more than half of every year).



Bedroom Three



Bedroom Four



Bedroom Two



Bathroom



Viewings: Strictly by appointment with Hackney & Leigh Grange Office.

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

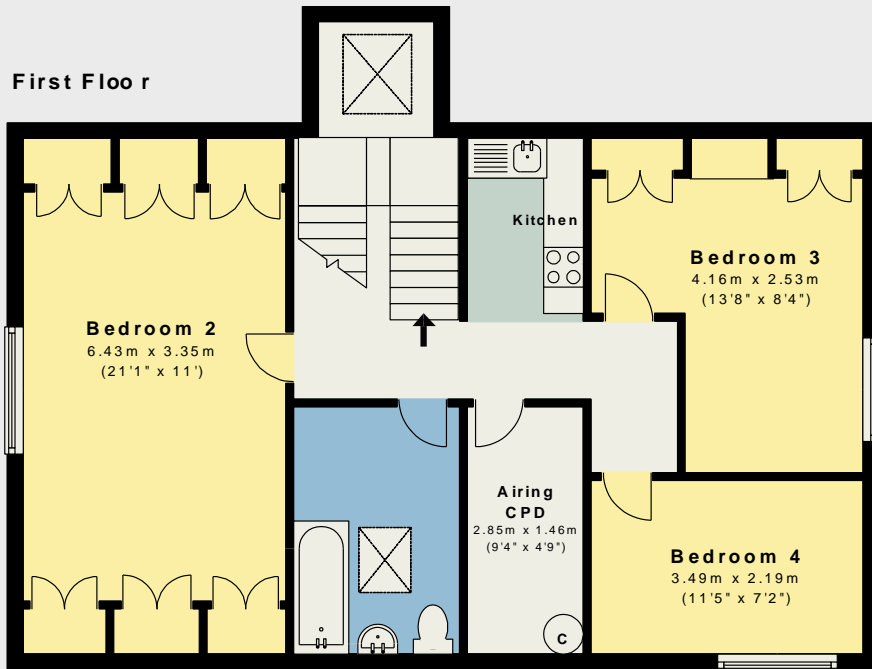
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Bedroom Three



First Floor



Ground Floor



Total area: approx. 174.8 sq. metres (188 1.1 sq. feet)

For illustrative purposes only. Not to scale. REF:KL3160

A thought from the owners...

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