



## Broughton-in-Furness

£250,000

Grocers Cottage, 5 Princes Street, Broughton-in-Furness,  
Cumbria, LA20 6HQ

This is a real gem. A super Mid Terraced, stone built property over 4 floors with a spacious and sunny Courtyard Garden.

Comprising Dining Hall, Kitchen, Sitting Room, Conservatory, Hobbies Room/Office, Cloakroom, 3 Bedrooms, Dressing/Store Room and Bathroom.

Viewing is highly recommended.

### Quick Overview

Mid Terraced - 3 Bedrooms

3 Reception Rooms - 1 Bathroom

Centre of beautiful village

Within The Lake District National Park

Brimming with character and charm

Versatile accommodation over 3 floors

Deceptively spacious

Generous, sunny Rear Courtyard

On Street Parking

Superfast Broadband speed 80mbps available\*



3



1



3



D



Superfast  
Broadband



On Street Parking

Property Reference: G2960



Dining Hall



Kitchen



Sitting Room



Conservatory

**Description** Grocers Cottage is a wonderful example of a stone built Lakeland home with oodles of space, charm and character in spades, versatile layout, super position and excellent location for those who enjoy the great outdoors, a villagey feel but convenient access to Ulverston, Barrow (BAE Systems) and BNFL.

A real treat from the moment you step inside. The rooms are generously proportioned, the layout is practical, quirky and versatile throughout, with the exposed original features, there is a relaxed comfortable and inviting feeling. The property is well presented throughout with tasteful neutral décor which allows the wonderful, original features such as deep set windows with window seats, beamed ceilings, painted stone walls and original floorboards to shine.

The front door opens directly into the Dining Hall with stairs to the First Floor, window with window seat, under-stairs storage cupboard, charming original stripped floor boards and recess with beam over. The Kitchen is to the rear and is furnished with a range of excellent quality, wooden wall and base cabinets with black granite work surface. The sink is recessed in the window which looks out into the rear Courtyard. Built in electric oven and gas hob. Space and plumbing for washing machine or dishwasher. Two recessed cupboards and recess currently occupied by the fridge freezer. Open stairs lead to the Lower Ground Floor.

The main room on the lower floor is currently utilised as a Sitting Room with wood burning stove and heavily beamed ceiling. Door and steps up to the Conservatory. An excellent, additional reception room with direct access to the Rear Courtyard. From the Sitting Room there is access to the Hobbies Room/Store. This versatile room has a high level, frosted window, painted stone wall and exposed beams.

From the Dining Hall, stairs lead up to the First Floor which has a useful Cloakroom with WC and wash hand basin and access to 2 Bedrooms. Bedroom 1 is a well proportioned double Bedroom with painted stone wall, exposed ceiling beams and front aspect. Bedroom 2 is a good sized single Bedroom with exposed ceiling beams and pleasing rear aspect and distant views to the local fells. Further stairs lead directly into Bedroom 3 which has a 'Velux' roof window, painted stone walls, beams and some reduced head height. A door leads in to the 'Dressing/Store Room' with front window, reduced head height and concealed gas central heating boiler. The Bathroom is accessed from this room and has a 3 piece white suite comprising bath with shower over, pedestal wash hand basin and WC.

Outside, to the rear is a super paved Courtyard, a real suntrap and of impressive proportions. There is ample space for outdoor furniture, a storage shed and pot plants. Perfect for entertaining on a pleasant summers evening!

**Location** Broughton in Furness is small, picturesque market town which is often overlooked as is bypassed when travelling to the

western fells or the Cumbrian coast. That does mean that this little, picturesque town enjoys a peaceful and quiet, traditional village community feeling. It had a population of just over 500 at the 2011 Census and is located on the South Western boundary of England's Lake District National Park.

Broughton is well served by amenities such as Doctors Surgery, Primary School, Post Office, Veterinary Surgery, Butchers, Bakers etc - the nearest Railway Station is within easy reach at Foxfield.

To reach the property take the A595 from Greenodd and follow the road towards Broughton in Furness. Take the right turn after the left hand bend (signposted Broughton in Furness) and follow the lane into the village. Passing the Primary School on the brow of the hill take the second left and then first right into Prince Street. No. 5 can be found close to the top of the street on the left hand side.

#### Accommodation (with approximate measurements)

**Dining Hall** 13' 4" x 11' 7" max (4.06m x 3.53m max)

**Kitchen** 13' 5" x 11' 5" (4.09m x 3.48m)

**Lower Ground Floor Sitting Room** 12' 7" x 11' 6" (3.84m x 3.51m)

**Conservatory** 9' 7" x 8' 4" (2.92m x 2.54m)

**Hobbies Room/Store** 12' 5" x 11' 4" (3.78m x 3.45m)

**Bedroom 1** 12' 11" x 11' 11" (3.94m x 3.63m)

**WC**

**Bedroom 2** 11' 6" x 7' 9" (3.51m x 2.36m)

**Bedroom 3** 13' 10" x 12' 1" (4.22m x 3.68m) limited head height

**Dressing/Store Room** 13' 0" x 5' 8" (3.96m x 1.73m) limited head height

**Bathroom**

**Services:** Mains water, electricity, gas and drainage. Gas central heating to radiators.

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

\*Checked on <https://checker.ofcom.org.uk/> 29.7.24 not verified

**Council Tax:** Band A. Westmorland and Furness Council.

**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.

**Rental Potential:** If you were to purchase this property for residential lettings we estimate it has the potential to achieve £775 - £800 per calendar month. For further information and our terms and conditions please contact our Grange Office.



Bedroom 1



Bedroom 2



Bedroom 3



Courtyard

# Princes Street, Broughton-in-Furness, LA20

Approximate Area = 1366 sq ft / 126.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hackney & Leigh. REF: 1162408

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. \*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 06/08/2024.

Request a Viewing Online or Call 015395 32301