



Duddon Bridge

£255,000

River Barn, 7 Duddon View, Duddon Bridge, Cumbria, LA18 5JE

7 Duddon View is delightful and everything one might expect from a charming Barn Conversion. Cosy and welcoming, yet spacious and airy this lovely property is presented neutrally throughout and is conveniently arranged on one level - excellent for so many different buyers.

This property is currently a successful holiday let but several of the properties in this lovely little cluster are permanent homes.

Quick Overview

Charming Barn Conversion

Pleasant views

Deep set windows & exposed beams

Lovely Rural Location

Well presented throughout

Wonderful walks within easy reach

3 Double Bedrooms, 2 Bath/Shower Rooms

Enclosed Garden & Patio

Garage & Parking

Standard Broadband speed*



3



2



1



D



Standard
Broadband



Garage and
Parking

Property Reference: G3009



Open Plan Living/Dining Kitchen



Open Plan Living/Dining Kitchen



Open Plan Living/Dining Kitchen



Open Plan Living/Dining Kitchen

Description This lovely stone and slated Semi-Detached Barn Conversion has well presented lateral living and benefits from a Garage, Parking Space and small Garden.

The front door opens into the Hallway with meter cupboard and attractive wood effect laminate flooring. A half glazed door opens into the superb, Open Plan Living/Dining/Kitchen. This space lends itself very well indeed to entertaining! A fabulous space being light and airy with vaulted ceiling and impressive exposed beams and triple aspect. Wood effect laminate flooring and an electric stove fits in to the fire recess with oak lintel over. The glazed French doors lead into the Garden providing a view towards open fields. The Kitchen has an excellent range of cream wall and base cabinets with wood effect work-surface. Built in 5 burner hob, 1½ bowl stainless steel sink and double oven. Integrated washing machine, tumble drier and fridge freezer.

There are 3 Double Bedrooms all with deep set windows, 2 with rear aspect and one with a front aspect. Bedroom 1 is a generous Double Bedroom with an En-Suite Shower Room comprising white suite of corner shower, WC and pedestal wash hand basin. The Bathroom has very attractive wood effect shower boarding and modern white suite comprising bath with shower over, pedestal wash hand basin and WC. Chrome ladder style radiator.

Outside - with direct access from the Lounge is a lovely sunny paved patio with compact area of lawn. A lovely space for outdoor dining and to enjoy the lovely country views. There is a Single Garage with up and over door. Designated Parking Space and additional Visitor Parking.

Location Situated at the Southern end of the stunning Duddon Valley at the very edge of the Lake District National Park, with local walking opportunities aplenty. The attractive small market town of Broughton in Furness is approximately 1 mile away and caters for everyday needs with Primary School, Pubs, Bakers, Butchers, Vets etc. There are more extensive amenities a little further afield in Millom or Ulverston. The railway station at nearby Foxfield, approximately 5 minutes away by car, provides access to the West Coast Mainline and there is good access via the A595 to the A590 at Greenodd about 12 miles distant.

To reach the property from Greenodd, follow the road in the direction of Broughton in Furness for approx 12 miles, going through Foxfield and dropping down the hill to Duddon Bridge. Ignore the turning for Ulpha and the Duddon Valley and carry on over Duddon Bridge (with traffic lights). The properties of Duddon View will be seen on the left with the access lane approx 150 yards further on the left hand side. Turn left at the sign post for Duddon View and follow the track for approx 150 yards keeping to the left until arriving at "Duddon View". No 7 is to the rear of the development. The Garage is on your right hand side with the designated Parking space adjacent to it, together with the additional Visitor Parking.

What3words - <https://what3words.com/trailers.dimension.spoken>

Accommodation (with approximate measurements)

Hall

Open Plan Living/Dining/Kitchen 15' 10" x 14' 0" (4.85m x 4.27m)
+ 15'10" x 10'3" (4.83m x 3.12m)

Bedroom 1 12' 9" x 8' 7" (3.89m x 2.62m)

En-Suite Shower Room

Bedroom 2 11' 10" x 7' 8" (3.61m x 2.34m)

Bedroom 3 8' 11" x 7' 9" (2.72m x 2.36m)

Bathroom

Garage

Services: Mains electricity and water. LPG central heating - Hive heating system that can be controlled remotely. Shared drainage (7 properties). Please note that due to updated regulations for septic tanks and private drainage facilities, interested parties may wish to seek independent advice on the installation. We can recommend several local firms who may be able to assist.

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

Business Rates: RV: £1200 pa. This property is currently in receipt of small business rate relief.

Management Charges: The cost of maintaining the communal areas and of the upkeep of the Private Drainage Treatment Plant is shared between the 7 properties, currently at a cost of £85 per pcm. The Management Committee is made up of the Owners of each property at Duddon View.

Notes: No commercial vehicle, caravan or other house on wheels or moving dwelling or boat on the property,

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 £950 - £1000 per calendar month. For further information and our terms and conditions please contact our Windermere Office.

Holiday Letting: This property has recently let as an Airbnb since 2022 and has generated a gross income between £15,000 - £18,000 annually.

Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom 1



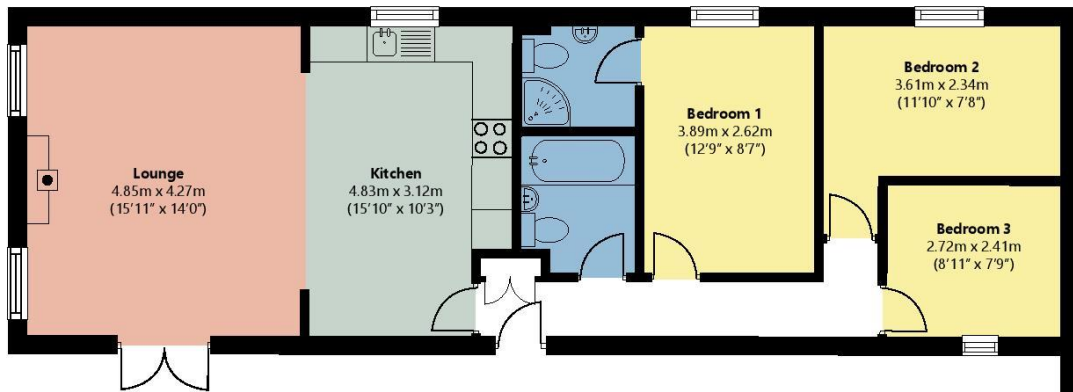
Bedroom 2



Bedroom 3



Bathroom



Approx Gross Floor Area = 78.23 sq. metres (844 sq. feet)
For illustrative purposes only. Not to scale.

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 28/11/2024.

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