



**HACKNEY  
& LEIGH**  
Sales

Jaywood House, Foxfield, Broughton-in-Furness

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Lounge



Kitchen



Laundry/Utility/WC

## Jaywood House

£495,000

Jaywood House  
Foxfield  
Broughton-in-Furness  
Cumbria  
LA20 6BX

A splendid example of Grade II Listed Elizabethan architecture blended with modern day comforts. This well-presented home provides a unique opportunity to own a piece of history while enjoying all the conveniences of contemporary living. From the moment you set eyes on this property it is impressive - the sheer size, attractive warm cream exterior paintwork and beautiful 'Mullion' windows only begin to scratch the surface!

This excellent home will particularly appeal to families, perhaps where work is either BNFL or BAE - just far enough removed to still be convenient but to also enjoy the peace, quiet and all that comes with a rural situation. The current vendors bought the property from the developer over 20 years ago and it has been a happy and much loved family home since. It has been maintained to a high standard and been treated to several upgrades. Viewing is highly recommended to appreciate all the incredible things this property with extensive Gardens has to offer.

Jaywood House is not only comfortable, relaxing, warm and inviting it is also attractively presented throughout with neutral décor and boasts a wealth of charming original features such as stunning exposed beams, beautiful original floor boards, incredible 'Mullion' windows, thick, rounded walls etc. Throughout the house there are lovely latch doors in keeping with the history of this house but we need to



mention the door to Bedroom 2! Wow! It is incredible and if not original to this building it has certainly seen some history! It is beautiful. There are hardwood double glazed windows to the rear and either clever, bespoke secondary glazing or double glazed (around the Mullion windows) to the front. This is the sort of home you just want to curl up on the sofa in, with a good book and lovely glass of red wine and also invite over the whole family, young and old for weekends and holidays - a really joyous Family Home. There are delightful views from almost every window! The rear enjoys a lovely aspect with views towards 'Coniston Old Man', the front towards Black Combe.

The main door is wide and low and opens into the inviting Hallway which is roomy with 'rounded corners' and exposed beams. There is a useful under stairs cupboard and a wide return stair case leading to the first Half-Landing. The Lounge is well proportioned with a deep set Mullion window with window seat, exposed beams and recently installed wood burning stove. The Dining Room is of a similar generous size with fireplace recess, exposed beams and matching deep set Mullion window with window seat. The Kitchen is sleek and was replaced approx 3 years ago. The white cabinets are high gloss with contrasting work surface and deep 1½ bowl sink. Integrated 'NEFF' fridge and dishwasher, gas hob, built in oven and microwave. Attractive, pale grey wood effect flooring and space for breakfast table. Pleasant rear aspect and external stable door to the Parking Space - very convenient for shopping! The Utility/Laundry Room is the size of many Kitchens and is a treat for buyers. Fitted with a range of wall and base cabinets with sink. Plumbing for washing machine and space for drier and freezer. Boiler cupboard housing the Vaillant gas central heating boiler and door to useful WC with wash hand basin.

The main return staircase within the house is wonderful and full of history - it is wide and shallow and on the Half Landing there is a lovely window with a charming view towards 'Coniston Old Man'. Further stairs lead to the First Floor Landing with large walk-in linen/airing cupboard. Bedroom 1 is a very well proportioned Double Room with exposed beams



Dining Room



Bedroom 4



Bedroom 2



Bedroom 5



First Floor Bathroom



Kitchen

and original floorboards. Super Mullion window to the front with secondary glazing, window seat and pleasing view. The En-suite Shower room has a continuation of the exposed floor boards and a white suite comprising WC, shower and wash hand basin. Bedroom 2 is a good sized double with a Mullion window with secondary glazing, window seat and pleasing front view. Bedroom 3 is a double room and currently utilised as an office and enjoys a super rear aspect with views towards Coniston Old Man. The Bathroom is the size of the average Bedroom with wonderful, exposed, wide floor boards and a white suite comprising WC, pedestal wash hand basin, shower enclosure and bath. Tiled walls with recessed ceiling

spot lights and chrome ladder radiator.

From the Landing the attractive return staircase continues to the Second Floor, passing another picture window to the front with delightful views. As you reach the Landing, 2 low doors lead to Store Rooms with reduced head height. Both have roof windows and would be, with a little tlc, very exciting playrooms for lucky children! The landing has a roof window and 2 storage cupboards.

Two charming low doorways lead to the 2 Bedrooms - this floor would be perfect for some very lucky children or ideal as

'His & Her' Offices or Hobby Rooms. Bedroom 4 is a delightful and spacious double Bedroom with Mullion window and secondary glazing (charming views), roof window and exposed beams and floor boards. Bedroom 5 is a well proportioned Double with dual aspect (including Mullion window) with delightful views, roof window, exposed beams and floor boards and wonderful, thick, old chimney breast. The Bathroom serving this floor is also incredibly spacious with a white suite comprising WC, wash hand basin and bath. Exposed beams.

Externally there is a stone faced, Single Garage with remote





Bedroom 1

controlled door, power, light and water. There is ample Parking on the driveway to the front but also a large designated space to the rear by the Kitchen. Jaywood House is set in approximately 3/4 acre of Gardens - the perfect sizeable Garden to compliment a sizeable home! Loosely divided into 2/3 different areas - there is a large level area with gravelled pathways, filled with vegetable beds, soft fruit cages and Greenhouse plus the well concealed shared septic tank. This area will please even the keenest of growers! Adding to the allure of this wonderful Garden there are a couple of stone former Piggeries and a log store. There is a lovely paved seating area which provides some wonderful

views towards 'Black Coombe, White Combe and Stickle Pike' - we believe the sunsets here are utterly breath-taking. Finally there is a large area of lawn, ideal for the children/grandchildren to enjoy a 'kick about'! (A fairly new ride on lawn mower may be available by separate negotiation). This Garden is perfect for entertaining and even for the most energetic and adventurous of children! Towards end of the Garden is an orchard with productive apple, pear and plum trees. Immediately outside the front door is a charming, paved and sunny patio area (facing almost perfectly South) - ideal for outdoor dining or an evening glass of wine!



En-Suite Shower Room



Bedroom 3/Office

**Location** Foxfield is nestled deep within the splendid Duddon Valley and lies just outside the Lake District National Park. It is incredibly well placed to enjoy easy access to the Inner Lakes, in particular the quieter and lesser known stunning Western fells and hills. In this beautiful part of the world there are endless footpaths, bridleway, hills, fells and valleys to explore, so excellent for those enjoying the outdoor lifestyle - in addition, along with the closely situated market town of Broughton in Furness where there is a thriving and friendly village community with several local clubs and societies. Broughton is charming with picturesque Georgian Market square, Petrol Station, Primary School, Butchers,



Bakers, Post Office, Public House, Doctors, Vets etc. The closest Secondary School is John Ruskin, Coniston approx 11 miles away. Foxfield itself is ideally placed for those working at BNFL or BAE and who wish to be a little outside their working area. It has a Railway Station on the Cumbria Coast Line which runs between Carlisle and Barrow-in-Furness. Carlisle provides services to Manchester Airport and London Euston! The delightful market town of Ulverston for a wider range of amenities and shopping is approximately 10 miles away. Junction 36 of the approx 40 miles away.

To reach the property travel along the A590 in the direction of Ulverston taking the second exit at the Greenodd roundabout onto the A5092. Follow the A5092 all the way to Foxfield. Go past the Railway Station on your left and approx 200 yards turn right into Sand Gap Farmstead. Keep right and follow the drive around into the private parking area for Jaywood House.

What3words -

<https://what3words.com/manager.mandolin.conspire>

#### Accommodation (with approximate measurements)

##### Hallway

Lounge 16' 5" x 13' 8" max (5m x 4.17m) max

Dining Room 17' 0" x 10' 0" (5.18m x 3.05m)

Breakfast Kitchen 13' 10" x 13' 0" max (4.22m x 3.96m max)

Laundry/Utility Room 13' 3" x 10' 0" max (4.04m x 3.05m max)

##### WC

##### First Floor

Bedroom 1 17' 1" max x 16' 3" max (5.21m max x 4.95m max) max

##### En-Suite Shower Room

Bedroom 2 16' 11" x 13' 8" max (5.16m x 4.17m max)

Bedroom 3 14' 0" max x 13' 5" max (4.27m max x 4.09m max)

##### Bathroom

Store Room 1 14' 3" x 10' 5" (4.34m x 3.18m) with limited height

Store Room 2 11' 0" x 6' 9" (3.35m x 2.06m)

##### Bathroom



Garden and Views



Garden



Garage and Driveway





#### Second Floor:

**Bedroom 4** 17' 2" x 10' 7" (5.23m x 3.23m)

**Bedroom 5** 16' 6" x 9' 9" (5.03m x 2.97m)

**Garage** 19' 10" x 8' 0" min (6.05m x 2.44m min)

**Services:** Mains electricity, gas and water. Gas central heating to radiators. Drainage to a biodigester located within the garden and shared with the other 8 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.

**Note:** Jaywood House has a right of access by car or pedestrian access over the main driveway entrance to access the parking space to the rear by the kitchen and to the driveway, parking and garden areas.

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

**Management Charges:** Please note there is a £250 per annum charge to cover the upkeep of the private drainage and shared amenities such as the driveway.

**Viewings:** Strictly by appointment with Hackney & Leigh.

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

**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).



Garden



## Foxfield, Broughton-in-Furness, LA20

Approximate Area = 2470 sq ft / 229.4 sq m (excludes void)

Limited Use Area(s) = 252 sq ft / 23.4 sq m

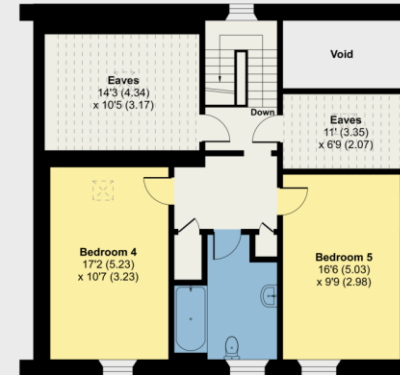
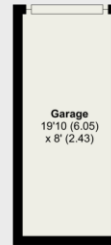
Garage = 158 sq ft / 14.6 sq m

Total = 2880 sq ft / 267.4 sq m

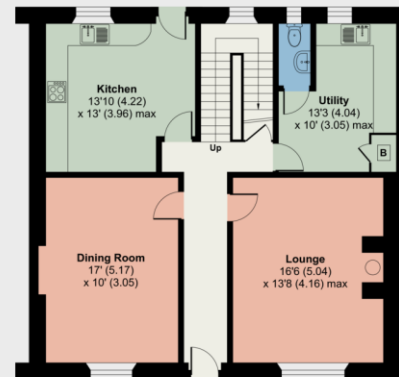
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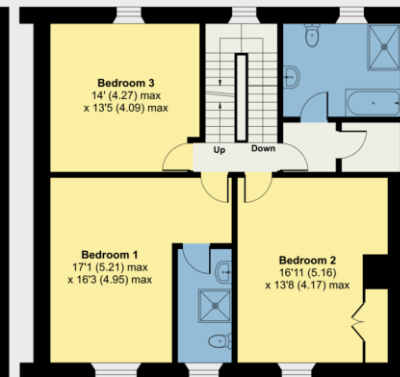
Denotes restricted  
head height



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©richcom 2025. Produced for Hackney & Leigh REF: 1247609