



## Broughton-in-Furness

£260,000

Caroline's Cottage, 2 Brade Street, Broughton-in-Furness, Cumbria, LA20 6HG

Caroline's Cottage is a true gem - a charming, chain free, turn key, Lakeland Cottage. Everything you may imagine from a cosy cottage - deep set sash windows, exposed floorboards and beams, low doorways and ceilings, wood burning stoves - yes stoves plural - with a warm, welcoming and cosy feeling throughout. It is the perfect blend of rustic charm and modern comfort. The accommodation is arranged over 4 floors and has a surprising amount of floor space, one of the most impressive parts is the wonderful, bespoke, steel and oak staircase which forms the central spine of the property.

Owned and much loved by the current vendors for 18 years it has been both a successful holiday let in the past and most recently an enviable and relaxing retreat. Additionally this lovely cottage includes South East facing patio style Garden, Outbuilding and private Parking! Perfect as a permanent or second home.

### Quick Overview

- Super, central village location
- Lovely walks on the doorstep
- Excellent amenities including Primary School
- Immaculately presented
- Quirky, individual layout with charming features
- Within the Lake District National Park
- Patio style Garden, Parking & Outhouse
- Mid Terrace Cottage - 2 Double Bedrooms
- No upper chain
- Superfast Broadband



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Superfast  
Broadband



1 Parking Space  
or On Road

Property Reference: G3041





Living Room



Living Room



Dining Kitchen



Kitchen/Dining Room

Part of a first impression is often the front door, this one won't disappoint! The sweet, low, soft blue painted wooden front door opens directly into the spacious and sunny Living Room. Second impression is sure to be the exceptional, bespoke, central feature stair case! Impressive to say the least and although modern in design it sits perfectly. The Living Room is full depth and has a dual aspect with sash windows and wooden shutters to front and rear. (The windows to the front are single glazed sash and the rear are double glazed sash). Recessed wood burning stove and engineered oak wide board flooring with cosy log burning stove. Built in half cupboards to 2 recesses. The attractive stairs lead down to the Dining Kitchen, again, a full depth room with slate flooring from local Burlington slate with underfloor heating. Off white base cabinets with luxurious slate work surface - also from Burlington slate. Unique and ingenious stainless steel corner sink unit, space for cooker and fridge freezer. Integrated 'Bosch' slimline dishwasher and washing machine. The Dining area is to the other half of this room with warming wood burning stove, built in larder type cupboard, window to the rear and external door.

The spacious Bathroom and Bedroom 1 are found on the First Floor. The Bathroom is well proportioned with attractive, neutral tiling and white suite comprising pedestal wash hand basin, WC and bath with shower over. Built in airing cupboard housing the gas central heating boiler. Bedroom 1 is a double room with front aspect and useful hanging recess with lower shelving. From the landing a unique refurbished 18th century staircase leads up to the Second Floor where Bedroom 2 can be found. Bedroom 2 is very spacious indeed, in fact, currently home to 2 double beds! 2 large 'Velux' windows with solar powered, remote controlled blinds flood this room with natural light. Wonderful original floorboards and exposed beams.

Externally to the rear is a South East facing sunny patio style Garden. Accessed from the Dining Kitchen (or externally) this is an excellent space for entertaining or al-fresco dining. The Patio Area provides ample space for outdoor furniture at the very least and certainly some pot plants. The Outhouse is a good size and currently used as storage, with power, light and 'Velux' window. There is possibly the opportunity to develop if desired (subject to relevant consents), an outdoor Office perhaps? Studio? Although not used very often as the current vendors prefer the convenience of the on street Parking, there is a private, gated Parking space to the rear.

**Location** Broughton in Furness is a charming market town with a rich history and a rural feel. The town has a picturesque Georgian market square and its obelisk is the focus of the town. The old railway to Coniston closed in 1958. The nearest Railway Station is in Foxfield is approx 1.4 miles away and connects to the national rail network. Broughton in Furness is situated on the Duddon Estuary, making it an ideal base for visiting the Lake District and the coast. The town still has a Post Office, General Store, Butchers, Bakers, Café and 2 Pubs, a Petrol Station, Vets and Doctors Surgery, various leisure opportunities and a Primary School including a Nursery.

Scenic walks can be found from the door step: from local rambles around the grounds of Broughton Tower, to longer circular walks on the Duddon Mosses or to Little Stickle and more demanding countryside. Broughton in Furness is a perfect destination for anyone who loves history, nature, space, tranquility - It remains an unspoilt Cumbrian Town.

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 Local Traffic) and follow the lane into the village. Passing the Primary School on the brow of the hill and take the 3rd left in to Brade Street. Caroline's Cottage can be found shortly on the left.

What3words - <https://what3words.com/punt.pounces.removed>



### Accommodation (with approximate measurements)

**Living Room** 25' 10" x 9' 9" (7.87m x 2.97m)

**Lower Ground Floor**

**Dining Kitchen** 24' 3" x 9' 10" max (7.39m x 3m max)

**First Floor**

**Bedroom 1** 10' 1" x 8' 9" (3.09m x 2.68m)

**Bathroom**

**Second Floor**

**Bedroom 2** 25' 10" x 9' 1" min (7.89m x 2.78m min)

**Outhouse** 16' 1" x 7' 0" (4.9m x 2.13m)

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

**Tenure:** Leasehold. Subject to a 999 year lease dated 15th May 1764. No upper chain

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

**Note:** Furniture and contents may be available by separate negotiation - apart from personal effects.

**Service Charge and Ground Rent:** There is a Ground Rent of 10p annually although this has not been claimed for over 20 years.

No Service Charge - works are done on an 'as and when' basis by vendors.

**Conservation Area:** This property is located within Broughton in Furness Conservation Area.

**Material Information:** Please note the neighbouring property has a fire escape/emergency exit into the rear yard. The neighbours also have a right of access to repair and maintain drains.

**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.

**Rental Potential:** If you were to purchase this property for residential lettings we estimate it has the potential to achieve between £875 – £900 pcm per calendar month. For further information and our terms and conditions please contact the Office.

**Anti-Money Laundering Check - (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



Bathroom



Courtyard

# Brade Street, Broughton-in-Furness, LA20

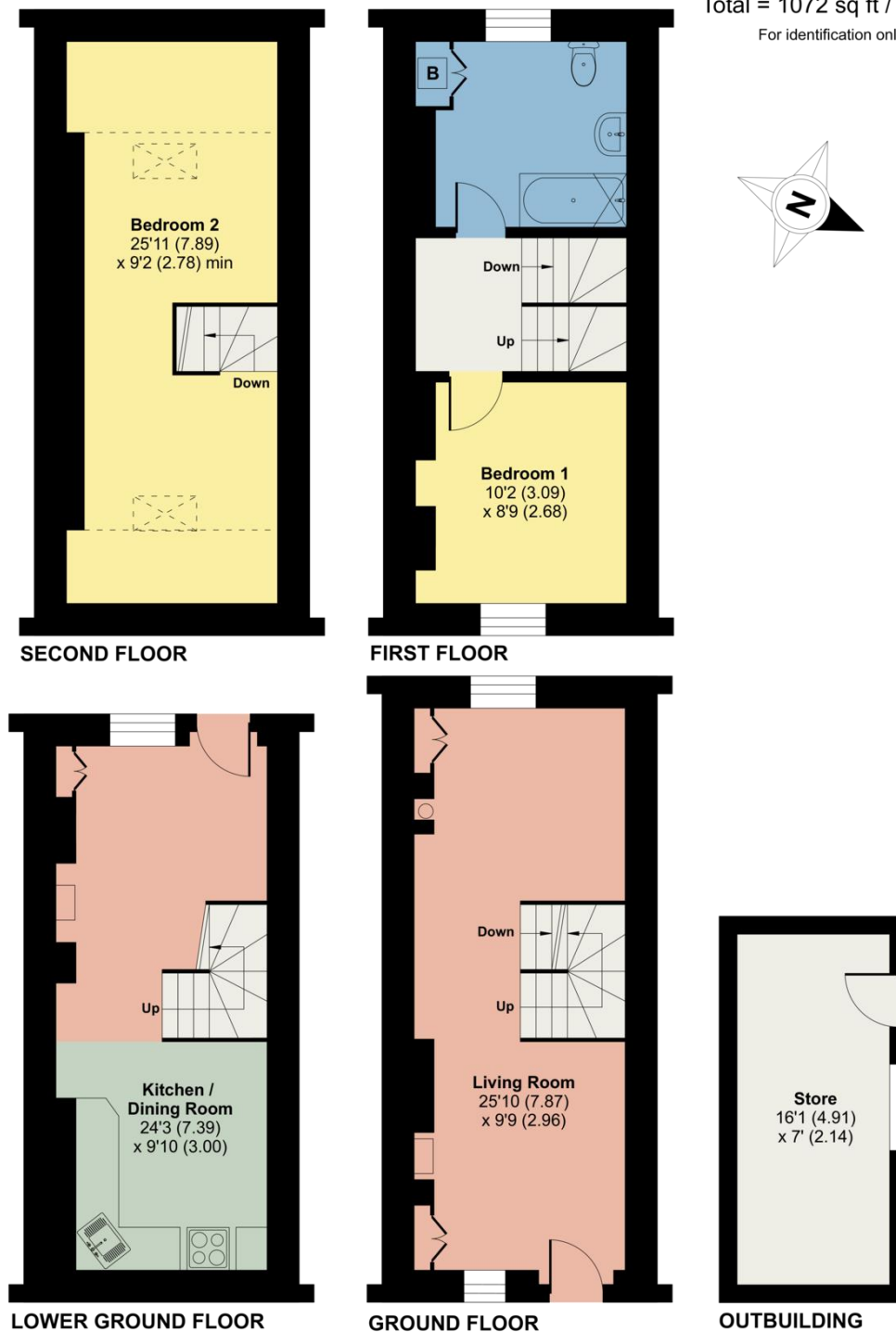
Approximate Area = 885 sq ft / 82.2 sq m

Limited Use Area(s) = 74 sq ft / 6.8 sq m

Outbuilding = 113 sq ft / 10.4 sq m

Total = 1072 sq ft / 10.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1256415

A thought from the owners - We have loved being at the centre of this bustling, friendly village tucked into the National Park and close to so many amenities. We refurbished the cottage to be bright and airy, yet warm and cosy. It's going to be hard to leave but our future now lies elsewhere. We hope the next owners are as happy here as we have been.

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 13/03/2025.

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