



Broughton-in-Furness

£290,000

Broomhill Cottage, New Street, Broughton-in-Furness,
Cumbria, LA20 6JD

Broomhill Cottage is a wonderful 19th century property brimming with a wealth of history and offering a welcoming and relaxed feeling throughout that can only be enhanced with some 'TLC'. This charming, Mid Terrace property is arranged over 3 storeys with 3 well proportioned double Bedrooms, 2 good sized Reception Rooms and with a layout traditional of that era. The accommodation is versatile and as it is spread over 3 floors offers lots of space and privacy for the occupants.

This home is perfect for those looking to embrace village life while enjoying the opportunity to add their own personal touch.

Quick Overview

Attractive position, just off the Village Square
Convenient for the Primary School
Within the Lake District National Park
Opportunity to improve and enhance
Excellent, family sized property
Charming, historical features
Some original sash windows remain
Low maintenance patio style garden
Garage, Garden Shed and Outside WC
Superfast Broadband



3



2



2



D



Superfast
Broadband



Garage

Property Reference: G3025



Sitting Room



Dining Room



Kitchen



Bedroom 1

Formerly the 'Butlers House' to Broomhill House, this property is now ready for the new owners to put their own stamp on this lovely property, there are many pleasing features that remain untouched, including some lovely, original sash windows with surrounding wooden panelling, traditional doors, stone steps to the cellar, original cold slab and exposed beams. The original front door with frosted oval window opens in to the Entrance Vestibule with slate tiled floor and door into the Hallway which has shallow stairs rising to the First Floor and also gives access to the 2 Reception rooms and Cellar. The Living Room has a front aspect with a secondary glazed sash window and the original wood panelling surround. Gas fire with tiled surround and recessed shelving to either side. The Dining Room also has a sash window looking in to the rear Garden and 2 recesses with original beams over and cosy wood burning stove. The Kitchen is located to the rear with aluminium framed window and external door and is furnished with a range of older style wall and base cabinets with built-in electric oven, ceramic hob and inset stainless steel sink with a space for washing machine and fridge.

From the Entrance Hall, lovely stone steps lead down to the Cellar which offers 2 good sized rooms, one with the original cold slab. This is a versatile space which could be purely storage or as has been the case an office for a business or a fully functioning bar. Double doors with steps lead out to the front of the property. From the Hallway the stairs lead up to a Half Landing with full length double glazed multi-pane window overlooking the Rear Patio Garden. From the main Landing are 2 Double Bedrooms, Bedroom 1 has an original small, recessed shelved cupboard and a door to the En-Suite Bathroom which has a cream suite comprising bath, WC and pedestal wash hand basin and an airing cupboard housing the hot water cylinder. Bedroom 2 is well proportioned and has a front aspect. The family Shower Room is located on this floor and is spacious and has a coloured suite comprising WC, wash hand basin and shower enclosure. From the Landing, stairs lead up to another Half Landing with similar full length multi-pane double glazed window leading to the Second Floor which is home to Bedroom 3 which is a sizeable room with much potential. Charming, feature round topped double glazed window with front aspect. The window reveals expansive views over the estuary to Black Combe. The room features exposed beams and floorboards, built in storage and door to a storage area which could convert to an En-suite if desired.

Externally, to the front is a small forecourt area with space for a car or two. To the rear is an attractive, private, tiered paved Garden with some attractive, well established plants including a palm tree! Just beyond the Garden is a Single Garage, the first in a block of three with up and over door, power and light which is accessed via the shared driveway at the end of the terrace.

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 less than a couple of miles away. 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 a General Store, Butchers, Bakers, Café and 2 Pubs, a Petrol Station a 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 Broughton in Furness) and follow the lane into the village. Passing the Primary School on the brow of the hill follow the road in to The Square and continue into New Street (signposted Coniston). Broomhill Cottage is a short distance on the right hand side.

What3words - <https://what3words.com/secret.ambitions.winter>

Accommodation (with approximate measurements)

Vestibule

Hallway

Living Room 13' 7" x 13' 0" (4.14m x 3.96m)

Dining Room 12' 4" x 12' 1" (3.76m x 3.68m)

Kitchen 9' 1" x 7' 1" (2.77m x 2.16m)

Cellar Room 1 17' 1" max x 12' 5" (5.21m max x 3.78m)

Cellar Room 2 12' 5" x 10' 2" (3.78m x 3.1m)

Bedroom 1 12' 3" x 11' 0" (3.73m x 3.35m)

En-Suite Bathroom

Bedroom 2 13' 8" x 10' 9" (4.17m x 3.28m)

Shower Room

Bedroom 3 20' 0" max x 17' 0" (6.1m max x 5.18m)

Store 10' 6" x 6' 8" (3.2m x 2.03m) with limited head height.

Garage 14' 11" x 8' 7" (4.55m x 2.62m)

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

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

Council Tax: Band D. Westmorland and Furness Council.

Management Charges Works are shared for the upkeep of the driveway to the Garage on an 'as and when' basis.

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 £900 - £950 per calendar month subject to the property being upgraded. For further information and our terms and conditions please contact the Office.

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 2



Bedroom 3



Patio Area



Outside Rear

New Street, Broughton-in-Furness, LA20



Denotes restricted head height

Approximate Area = 1860 sq ft / 172.7 sq m

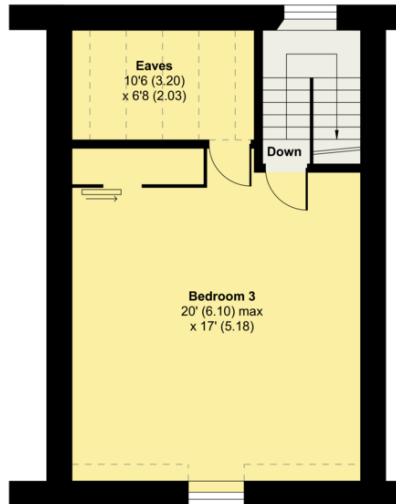
Limited Use Area(s) = 83 sq ft / 7.7 sq m

Garage = 128 sq ft / 11.8 sq m

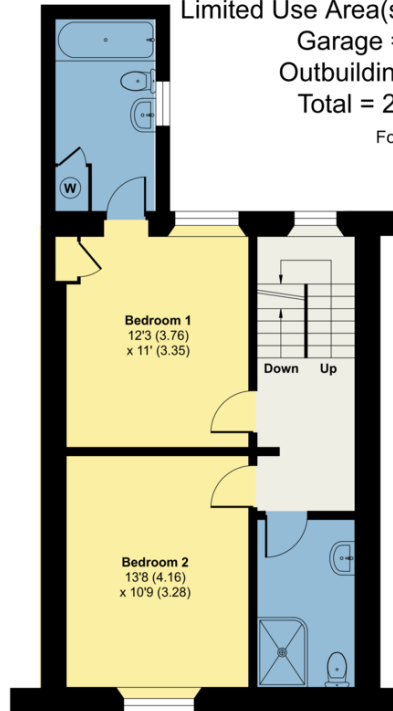
Outbuilding = 21 sq ft / 1.9 sq m

Total = 2092 sq ft / 194.1 sq m

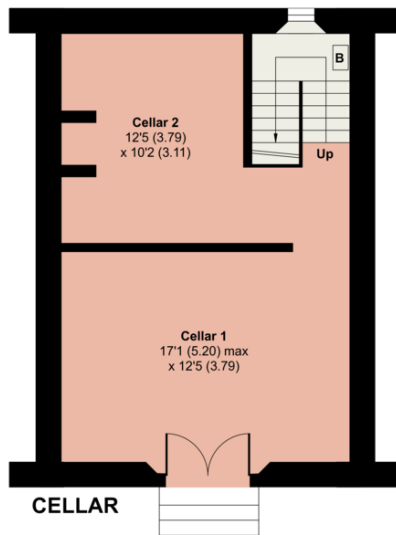
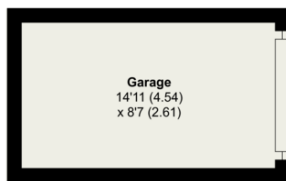
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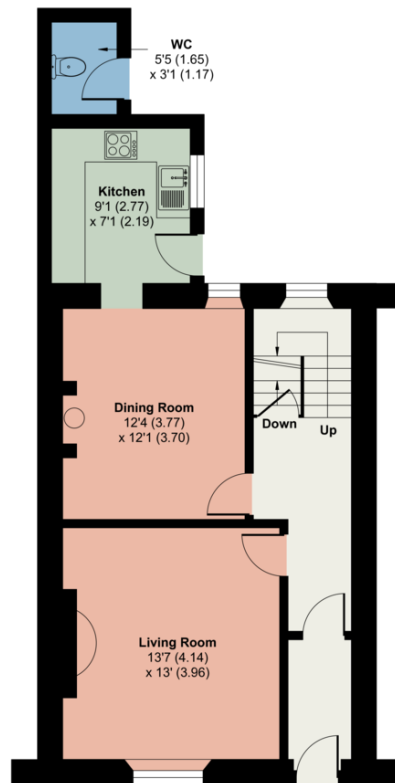
SECOND FLOOR



FIRST FLOOR



CELLAR



GROUND FLOOR



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: 1240691

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