



## Broughton in Furness

£390,000

Fernholme, Broughton Park, Broughton-in-Furness,  
Cumbria, LA20 6HB

Fernholme is a super, chain free, Link Detached Family home, situated in an excellent sunny location and conveniently placed being only a short stroll in to the centre of this pretty market town where a variety of amenities can be found. The property was built in the early 1980's and is well proportioned and with pleasant views all around but especially from the rear.

In addition to the Dining Kitchen there is an Open Plan full depth Lounge/Dining Area and the Master Bedroom is of such generous dimensions that a luxurious Dressing Room/Walk-in Wardrobe or En-suite could easily be created. The Garden areas extend to 3 sides and with a little 'tlc' here and there could be delightful which would complete the pretty picture.

### Quick Overview

Pleasant country views, particularly from the rear  
Short walk into the Town  
Well proportioned, sunny rooms  
Gas central heating and uPVC double glazing  
2nd Reception Room/ 'Sun Room' plus Dining  
Kitchen  
Within the LDNP  
Good sized Private Gardens  
Garage & Driveway  
Parking  
Ultrafast Broadband



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Ultrafast  
Broadband



Garage and  
driveway Parking

Property Reference: G3063



Dining Kitchen



Dining Kitchen



Lounge to Sun Room



Sun Room

Built in the early 1980's and once the former 'show home' - The uPVC double glazed door opens into the Hallway with 'Worcester' central heating boiler, wood effect flooring, stairs to the First Floor and doors to the Ground Floor rooms. The Cloakroom has a frosted window and houses the WC and wall mounted wash hand basin. The Lounge/Second Reception Room/'Sun Room' is a very spacious, sunny room with wood effect flooring. The Lounge has a useful, large, under-stairs storage cupboard and door to the Kitchen. There is a living flame gas fire with polished stone hearth. Open to the Dining Area which, as there is already a Dining Kitchen, if formal dining space was not required, could be utilised for many different purposes. Very light and sunny with windows to 3 sides and pleasant outlook. The Dining Kitchen is a full depth room with dual aspect and glazed external rear door. Furnished with a range of 'wooden' wall and base cabinets with inset sink, integrated slimline dishwasher and built in halogen hob and electric oven. Ample space for dining table and chairs.

From the Entrance Hall, the stairs lead to the First Floor Landing with large window to the rear providing very pleasant views. Bedroom 1 is very spacious indeed with triple aspect and lovely country views to the rear. Ample space to create a Dressing Room/En-Suite if required. Bedrooms 2 and 3 are also Double Bedrooms with pleasant front aspects. The Bathroom is clad with chrome ladder radiator, frosted rear window and white suite comprising 'P' shaped bath with shower over, WC and wash hand basin.

The Link Detached Garage has an up and over metal door, power, light and pedestrian door to the rear. Parking for 1 car on the drive in front of the Garage. Garden - to the front is a compact area of lawn with gated access to the side where a further area of lawn can be found with the main Garden area being to the rear. There is a paved seating area and further area of lawn with a magnificent magnolia tree all enclosed by a fence and hedging. A gate leads out to the rear access lane.

**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 now 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, 2 Pubs, a Petrol Station, Vets, Doctors Surgery 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





Dining Kitchen



Lounge



Bedroom 1



Bedroom 2



Bedroom 3



Bathroom

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 sign posted Broughton in Furness. Follow the road into the Village passing the Primary School on the right hand side. As the road drops down the hill take the first left into Foxfield Road and Fernholme can be found shortly on the right hand side after the Doctors Surgery.

<https://what3words.com/curries.hobby.procures>

#### Accommodation (with approximate measurements)

Hall

Cloakroom

Lounge 14' 8" x 11' 4" (4.47m x 3.45m)

Second Reception/Sun Room 12' 11" x 9' 9" (3.94m x 2.97m)

Dining Kitchen 20' 6" max x 9' 10" max (6.25m max x 3m max)

First Floor

Bedroom 1 13' 0" x 9' 10" (3.96m x 3m) + 8' 7" x 6' 7" (2.62m x 2.01m)

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

Bedroom 3 10' 3" x 8' 1" (3.12m x 2.46m)

Bathroom

Garage 15' 8" x 9' 0" (4.78m x 2.74m)

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

**Tenure:** Freehold.Vacant possession upon completion.

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

**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 approximately £1,250 per calendar month. For further information and our terms and conditions please contact the Office.





Bedroom 1



Rear Garden





View



Rear



External

**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).



## Meet the Team

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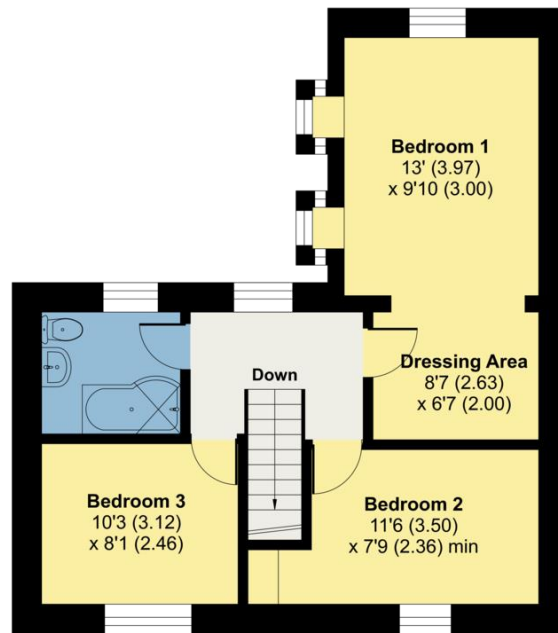
# Broughton Park, Broughton-in-Furness, LA20

Approximate Area = 1098 sq ft / 102 sq m

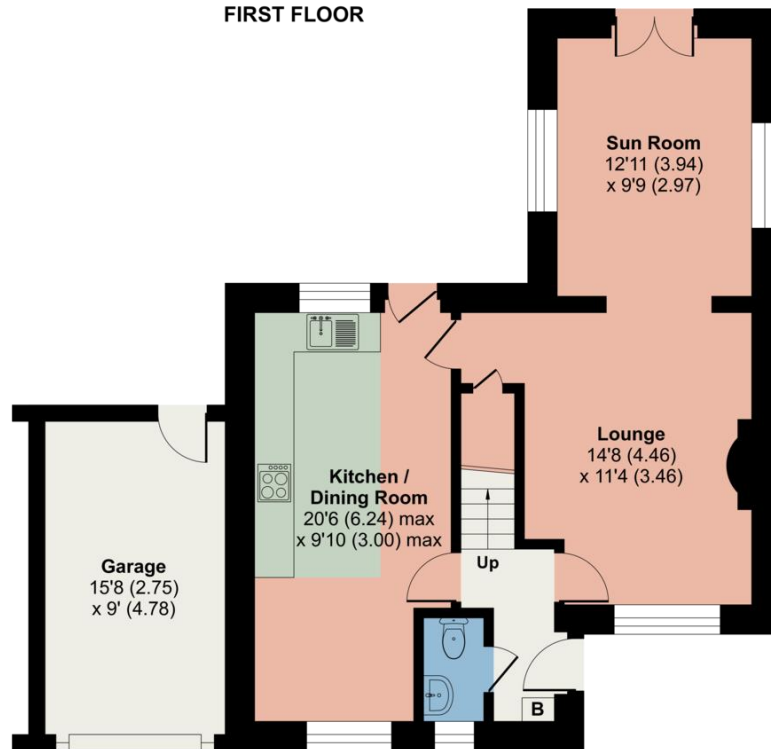
Garage = 141 sq ft / 13.1 sq m

Total = 1239 sq ft / 115.1 sq m

For identification only - Not to scale



FIRST FLOOR



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: 1271551

A thought from the owners - This modern, spacious and well equipped family home is situated in the quieter part of the village and is perfect for commuting to BAE Systems and Sellafield. It will appeal to a wide range of purchasers.

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