



Field Broughton

£750,000

Garden House, Field Broughton, Grange-over-Sands, Cumbria, LA11 6HW

Garden House is an exceptional Detached Family residence offering spacious, light-filled rooms and a flexible, versatile layout, complemented by breathtaking open countryside views within the LDNP. Enjoy life in this peaceful hamlet with a stunning walled garden, all within easy reach of the A590 for added convenience.

Immaculately presented throughout, the property features stylish engineered oak flooring and contemporary part-glazed oak doors and modern Kitchen and Bathroom fittings, adding a touch of elegance to the inviting interior.

Equally impressive outside, the walled Garden is a true highlight—a beautifully maintained, colourful haven that offers privacy and plenty of space for the entire family to relax or play as well as a charming raised Terrace. At the front, you'll find the Double Garage and ample block-paved Parking for several cars. To fully appreciate everything this exceptional home has to offer, a viewing is highly recommended.

Quick Overview

- Detached - 3 Double Bedrooms
- Peaceful semi-rural location in the LDNP
- Convenient for A590
- Beautiful walks from the doorstep
- Glorious, very private walled garden
- Spacious and light rooms
- Delightful open views
- New condenser boiler 2024
- Double Garage and ample Parking
- Ultrafast Broadband



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Ultrafast
Broadband



Double Garage &
Ample Parking

Property Reference: G3127



Lounge / Dining Room



Kitchen Area



Dining Area



Cloakroom

This spacious and well presented Family Home is a delight with attractive 'oak' doors with frosted glass panels throughout the Ground Floor giving a lovely contemporary feel. The main front door opens in to the Porch - with recessed storage for coats and boots. The Lounge/Dining Room is very well proportioned and light with a dual aspect. 3 windows to the side with tri-fold doors to the rear providing beautiful views over the immaculate, colourful rear Garden - wonderful! Warm, engineered oak flooring and large wood burning stove create a relaxed homely feel. This room provides more than enough space for both living and dining furniture and also has double, glazed French doors leading in to the Sun Room. A super space, light, relaxing and tranquil, which is surrounded by views into the stunning Garden, this room is the perfect space to relax and unwind. A door also leads to the Terrace. The Dining Kitchen is full depth and dual aspect with double doors leading out to the Terrace and more very pleasing views of the Garden. This is an ideal area for the modern family with ample space for children completing home work while dinner is being prepped or for those who enjoy entertaining - a very sociable space. The Kitchen is furnished with a quality range of cream wall and base cabinets with a black granite work surface and deep 1½ bowl stainless steel sink unit. The peninsula has a charming solid wood top. Integrated dishwasher and fridge, built-in twin ovens and 5 ring induction hob, with 'NEFF' extractor over. The Rear Hall has an external door and large, walk-in storage cupboard. Very useful Cloakroom with modern two piece white suite - WC and small wash hand basin. The Utility Area has fitted base units with inset sink, space for tumble drier, plumbing for washing machine, and a free-standing American style fridge/freezer which is included in the sale. The 'Study' - suitable for many other uses has French doors directly onto the Terrace and Garden. Ideal as a Study but perfectly suited to a Playroom, Music Room, extra Reception Room, Bedroom 4 etc - whatever works best for you!

From the Lounge the stairs lead to the Landing with large window to the front which provides delightful open country views and access to Bedrooms and Bathroom. Loft hatch with pull down ladder leading to the partially boarded loft. Bedroom 1 is capacious - with super Dressing Area and En-Suite off. There are 2 windows to the rear overlooking the charming garden and to open countryside beyond. There is a range of fitted bedroom furniture and door to the En-Suite Bathroom. This also has excellent dimensions and attractive tiled walls with a modern white suite comprising walk-in double shower, bath, WC and wash hand basin. Heated towel rail, recessed ceiling spot lights and 'Velux' window. Bedroom 2 is also a very sizeable double room enjoying a dual aspect with enviable views from both sides! Bedroom 3 is also aswell proportioned double room with lovely rear aspect. The Family Shower Room has white suite comprising shower, WC and wash hand basin. Tiled walls, recessed ceiling spot lights and 'Velux' roof window.

Externally there is a detached Double Garage with 2 remote controlled up and over doors, power and light. The main Garden is superb and located to the rear and is incredibly private and peaceful. An absolute credit to the expertise and dedication of the current vendors as it has a meticulously manicured, shaped,



Lounge / Dining Room



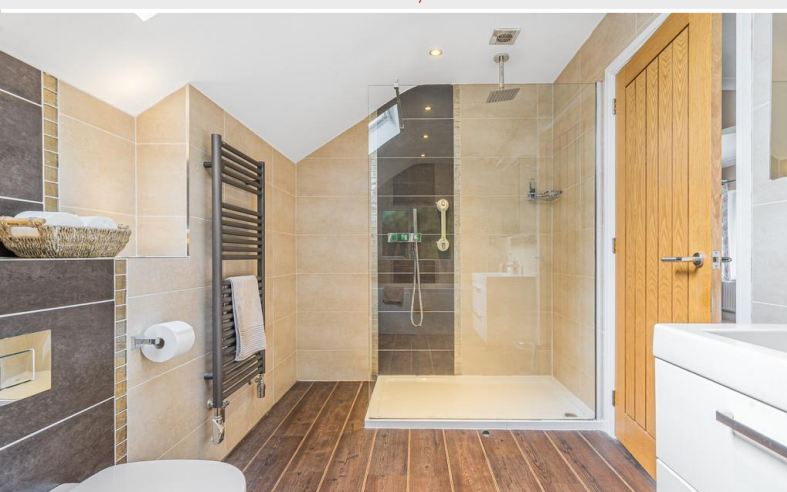
Sun Room



Utility Room



Study



En-Suite Bathroom



Bedroom 3

central level lawn with deep, very well stocked borders cleverly filled with plants and shrubs providing a profusion of colour most of the year. Mature trees along the right hand side provide shade and conceal a useful timber store ideal for storage. Gravelled pathways lead around to both sides where an open Log store can be found. There is a paved sunny Terrace with lower Patio - both being very inviting and ideal for entertaining! To the front is a large, block paved driveway which can accommodate several cars with ease. In addition is a spacious, raised, paved Patio that catches the morning sun. Concealed Oil Tank. Boiler Room housing the oil central heating combi boiler.

Location With the attractions of the Lake District within easy driving distance, the picturesque, historic village of Cartmel (approx. 2 miles) with its award winning restaurants, shops and pubs and the Edwardian seaside resort of Grange-over-Sands (approx. 4.5 miles), Field Broughton enjoys a convenient but delightful, semi-rural peaceful feeling.

From Grange-Over-Sands, proceed towards the A590 westwards, taking the first exit at the top of 'Lindale Hill' in the direction of Cartmel. At the 'T' junction turn left and follow the road to the crossroads, go straight ahead and take the second right on to the Newby Bridge Road. Take the next right into the private roadway (unadopted) which Garden House has a right of access and then second left into 'Garden House'.

what3words - <https://what3words.com/obliging.asked.salads>

Accommodation (with approximate measurements)

Porch

Lounge/Dining Room 23' 3" max x 19' 7" max (7.09m max x 5.97m max) max

Sun Room 11' 4" x 7' 9" (3.45m x 2.36m)

Dining Kitchen 19' 6" x 9' 11" (5.94m x 3.02m) + 12' 7" x 9' 8" (3.84m x 2.95m)

Rear Hall

Cloakroom

Utility Room 12' 8" x 6' 5" (3.86m x 1.96m)

Study/Reception 3/Bedroom 4 13' 7" x 8' 7" (4.14m x 2.62m)

Boiler Room 7' 2" x 2' 11" (2.18m x 0.89m)

Bedroom 1 13' 10" x 13' 6" (4.22m x 4.11m) + 11' 11" max x 11' 7" (3.63m max x 3.53m)

En-Suite Bathroom 13' 6" x 6' 8" (4.13m x 2.04m)

Bedroom 2 15' 1" x 12' 5" (4.6m x 3.78m)

Bedroom 3 10' 6" x 9' 8" (3.2m x 2.95m)

Shower Room 10' 1" x 6' 7" (3.09m x 2.03m)

Double Garage 17' 11" x 16' 4" max (5.46m x 4.98m max)

Services: Mains electricity and water. Oil fired central heating. Solar panels (5) which heat the hot water.

Septic tank drainage - 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.



Bedroom 1



Bedroom 2



Rear Garden and Patio



Rear Garden



Tenure: Freehold. Vacant possession upon completion.

Note: Garden House has a right of way over the private roadway from the Cartmel Road to the entrance of the property.

Council Tax: Band F. 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 £1600 pcm. 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).

Meet the Team

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Viewings available 7 days a week
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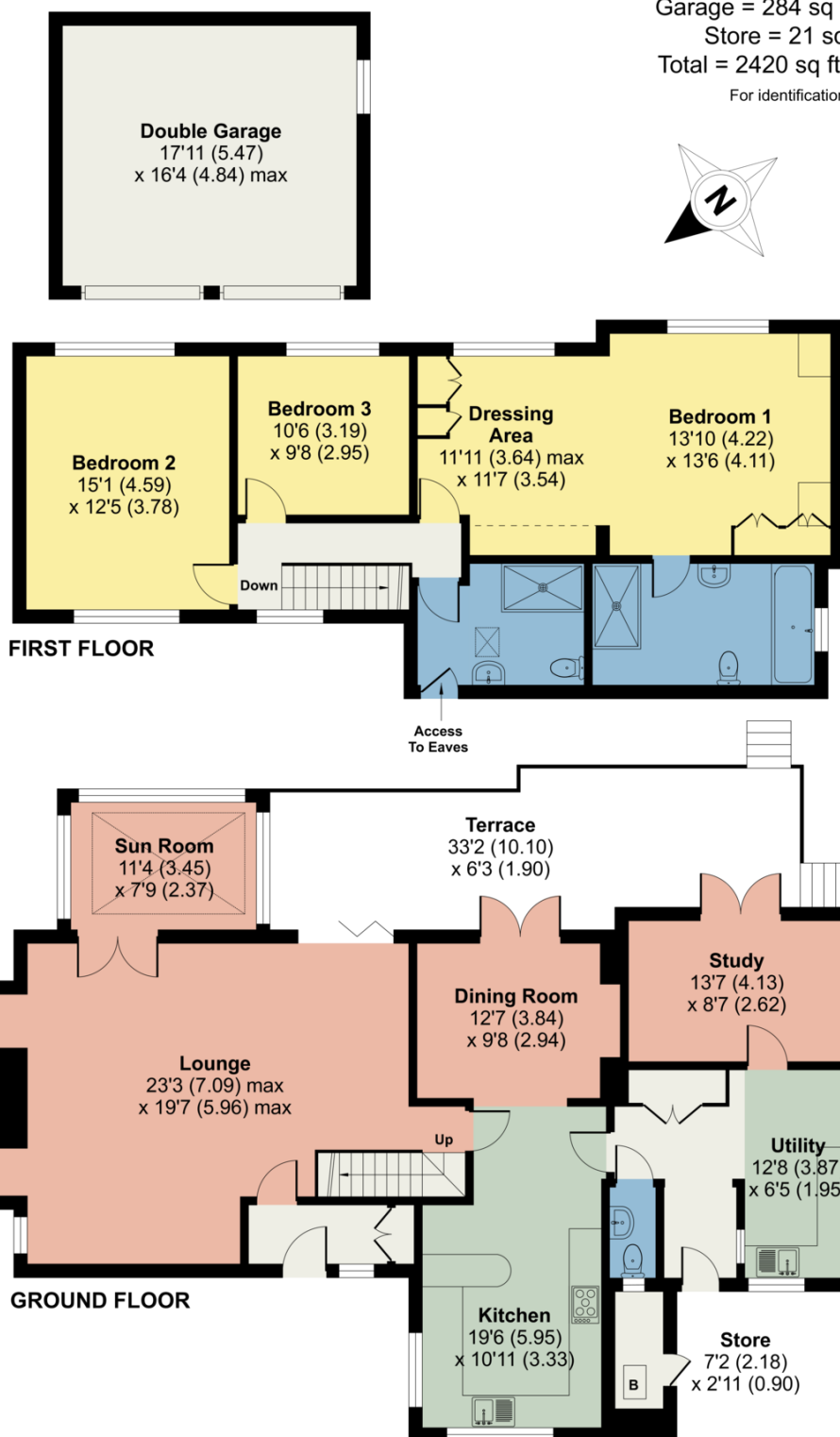
Approximate Area = 2115 sq ft / 194.4 sq m

Garage = 284 sq ft / 26.3 sq m

Store = 21 sq ft / 1.9 sq m

Total = 2420 sq ft / 222.6 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: 1326612

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