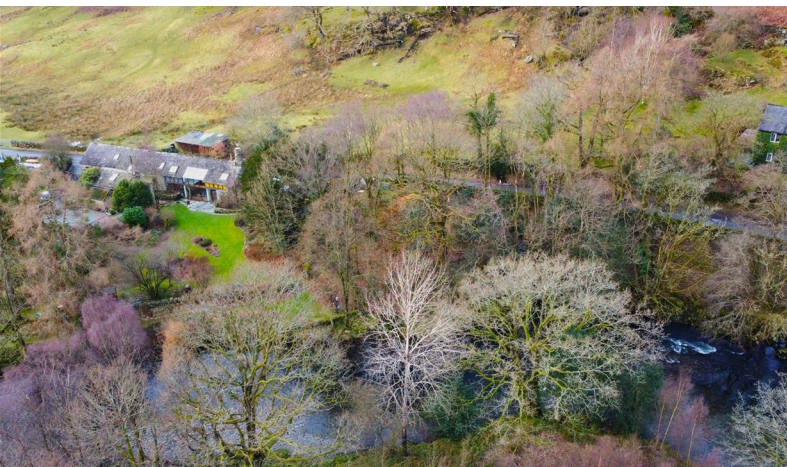




## The Crook Pool

Broughton-In-Furness,, LA20 6DZ

Asking Price £700,000



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Asking Price £700,000



*Escape the bustle of everyday life and immerse yourself in the pure tranquillity of our stunning property. This is a unique gem with approximately 1 acre of gardens, nestled in the idyllic heart of the Duddon Valley. This charming Lakeland barn conversion exudes an appealing blend of rustic oaken charm and modern luxury, making it the perfect sanctuary for those seeking both comfort and character.*

*Bask in the undisturbed serenity of your own private river frontage, accessible directly from your own garden the property's distinctive glass-atrium feature ensures that you can take in this breath-taking aspect every day. Despite its secluded setting, the property is only a short drive from local towns and villages, offering the ideal balance between rural living and access to amenities. Located within the Lake District National Park, the Duddon Valley is one of the last untouched valleys, yet to be discovered by the masses. It offers a sense of seclusion and rurality that is hard to find, making it a true haven for those seeking peace and quiet.*

Upon arriving at this extraordinary property "Crook Pool", you'll discover off-street parking available for two cars.

The front room houses the soul of the home - a spacious kitchen/living area with a striking glass atrium feature that offers spectacular views of the surrounding landscape. In addition, there are two other living spaces, each of which proudly display the original beams as a unique feature, plus a secondary kitchen area, and a convenient downstairs wet room.

Two staircases lead to the second floor, one arriving at unique atrium space, featuring glass windows perfect for appreciating the stunning views from an elevated perspective, the other arriving at a large mezzanine. This floor also comprises three bedrooms and a family bathroom.

At the back of the house, you will find a patio area and a spacious garden, largely grassed and adorned with mature trees and shrubs. The garden is bordered by a river and to the side a small copse with a stream adding to the picturesque charm of the property.

"Crook Pool" is heated by way of an LPG powered Central Heating System as well as two wood burning cast iron stoves, and is Double Glazed. "Crook Pool" has a shared water supply and private drainage.

It should be clearly noted that "Crook Pool" is subject to Section 106 which means it cannot be occupied as a Second Home and has local occupancy clause on it - please call 01229 355333 for full details.

Don't miss out on this rare opportunity to own a highly desirable home in one of the UK's most beautiful national parks. Experience it for yourself today.

## Main living room

15'5" x 34'7" (4.720 x 10.560)

## Inglenook Snug

9'1" x 6'4" (2.777 x 1.940)

## Second Living Room

27'5" x 14'7" (8.377 x 4.470)

## Third Living Room

18'11" x 15'5" (5.784 x 4.714)

## Second Kitchen

9'1" x 7'0" (2.783 x 2.153)

## Groundfloor Wet Room

6'1" x 6'0" (1.871 x 1.834)

## Landing

21'11" x 5'10" (6.694 x 1.796)

## Atrium Seating Area

12'8" x 9'10" (3.864 x 3.008)

## Mezzanine

16'7" x 9'9" (5.080 x 2.980)

## Bedroom One

18'11" x 15'6" (5.785 x 4.736)

## Bedroom Two

14'3" x 12'3" (4.353 x 3.750)

## Bedroom Three

10'2" x 9'5" (3.110 x 2.887)

## Family Bathroom

8'5" x 7'7" (2.590 x 2.318)



- Detached Barn conversion
- Gorgeous gardens with river
  - Three bedrooms
  - Glass-atrium feature
  - EPC F

- Situated in the Lake District National Park
  - Countryside views
  - Plenty of living space
  - Off road parking
  - Council tax band E



## Road Map



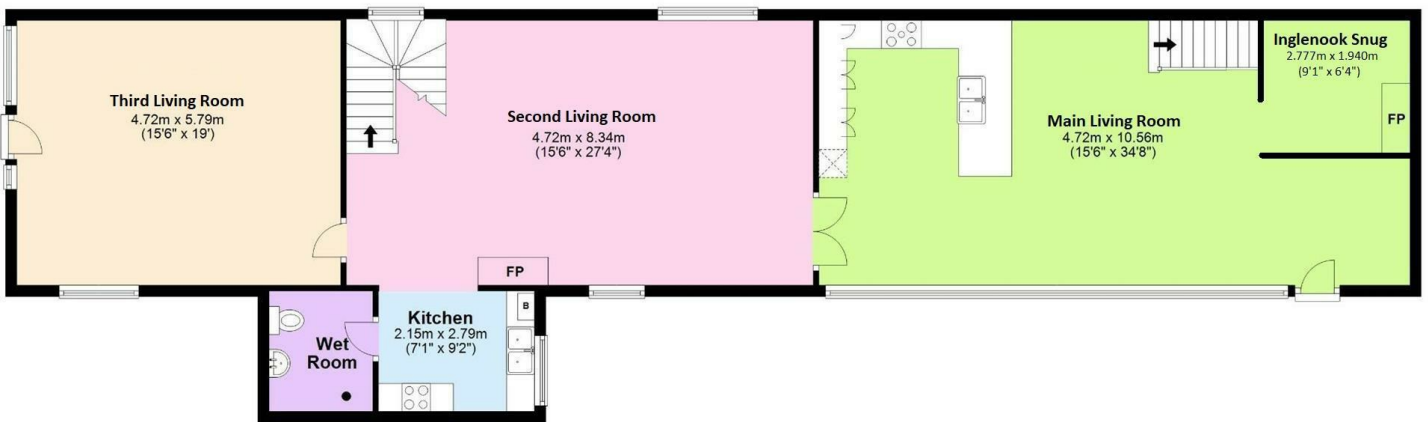
## Terrain Map



## Floor Plan

### Ground Floor

Approx. 128.1 sq. metres (1379.3 sq. feet)



Total area: approx. 128.1 sq. metres (1379.3 sq. feet)

Corrie and Co aim to sell your property, at the best possible price, in the shortest possible time. We have developed a clear marketing strategy, over many years, to ensure your property is exposed to all social media platforms, Rightmove, Zoopla and our own Corrie and Co website.

We also offer:

- Professional Photography
- Full promotion, throughout all our branches
- Experienced, qualified, friendly staff
- Full viewing service with feedback

To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services.

We are local, family run business who are wholly independent which means we can recommend services to most suit your needs. Our aim is to provide quality advice and expertise at all times, so you can make an informed decision.

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
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(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	