

# CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



## The Griffin Griffin Street

Broughton-In-Furness, LA20 6HH

Offers In The Region Of £330,000



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*The Griffin, originally a coaching inn, now a three bedroom home, steeped in history and brimming with character, located in the picturesque village of Broughton in Furness. Dating back to 1672, this property has retained its historical charm while incorporating modern comforts for contemporary living.*

*Situated in the heart of Broughton in Furness, this coaching inn enjoys a prime location within walking distance of local shops, pubs, a post office, and access to scenic circular walks. The convenience of a nearby train station, reachable within a 30-minute walk, ensures easy connectivity to surrounding areas.*

The inn boasts three spacious double bedrooms, each offering a cosy retreat for occupants. Additionally, there is a small box room ideal for various purposes. Upstairs, there is an en-suite bathroom attached to one of the bedrooms, providing privacy and convenience. A large family bathroom caters to the needs of the household. The ground floor features expansive living spaces, including a large dining room perfect for entertaining guests. A spacious lounge with an open fire exudes warmth and charm, while a smaller TV snug offers a cosy spot to relax, complete with a gas log burner. The fully fitted kitchen is equipped with all the necessary appliances and amenities, providing functionality for culinary endeavours. Additionally, a large pantry store room offers ample storage space for provisions and supplies. Recently renovated, the property showcases a blend of traditional architecture and modern upgrades, ensuring both aesthetic appeal and functionality. Newly installed roof insulation enhances energy efficiency and maintains comfortable living conditions throughout the year.

### Entrance Hall

17'8" x 9'2" (5.407 x 2.802)

### Living Room

14'8" x 16'5" (4.494 x 5.004)

### Dining Room

15'9" x 16'3" (4.818 x 4.978)

### Snug

11'10" x 11'4" (3.622 x 3.463)

### Kitchen-Diner

11'5" x 11'8" (3.489 x 3.572)

### Bedroom One (with Ensuite)

16'2" x 14'3" (4.951 x 4.361)

### En Suite

8'2" x 6'10" (2.506 x 2.108)

### Bedroom Two

12'2" x 16'4" (3.729 x 5.002)

### Bedroom Three

9'3" x 15'4" (2.828 x 4.694)

### Family Bathroom

11'2" x 12'0" (3.406 x 3.680)

### Landing

8'1" x 12'7" (2.476 x 3.840)

### Rear Entrance/Utility

4'3" x 10'5" (1.312 x 3.186)

### Cellar

12'9" x 13'7" (3.895 x 4.163)



- Village Location
- Old Coaching Inn
  - En- Suite
  - Garden
  - EPC D

- Three Bedrooms
- Character Features
  - Income Potential
- Council Tax N/A Currently Holiday Let.





## Road Map



## Terrain Map



## Floor Plan

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.

