

# CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



## Briarlea

Foxfield, Broughton-In-Furness, LA20 6BX

Offers In The Region Of £445,000



3



2



3



D



# Briarlea

Foxfield, Broughton-In-Furness, LA20 6BX  
Offers In The Region Of £445,000



Discover a rare opportunity to own this charming detached three-bedroom home, ideally situated in the highly sought-after area of Foxfield, Broughton-in-Furness. Nestled on the picturesque Duddon Estuary and just a stone's throw from the breathtaking Lake District National Park, this property offers an enviable blend of natural beauty and modern convenience. The home's interior boasts generously sized rooms, providing ample space for comfortable living. The first floor features a large living and dining area, thoughtfully designed to maximize the stunning views of the surrounding landscape. Large windows flood the space with natural light, creating a warm and inviting atmosphere perfect for relaxation and entertaining. Additional highlights include a substantial double garage, offering plenty of storage and parking space, as well as beautifully landscaped gardens and a large attic space with potential for renovation, subject to obtaining necessary planning permissions.

Don't miss your chance to own this exceptional property in one of Broughton-in-Furness's most desirable locations.

This delightful property, constructed by the current family in the 1960s, offers a unique blend of retro charm and modern living. Situated in an elevated position, it provides superb views of the surrounding landscape, enhancing its appeal.

On the ground floor, you will find three generously sized bedrooms, each featuring natural decor that creates a warm and inviting atmosphere. The family bathroom, fully tiled on all walls, includes a three-piece suite in white consisting of a WC, wash basin, and bath.

The first floor is dedicated to the living areas, where large windows allow you to fully appreciate the stunning vistas. The living room and dining room both feature dual windows, ensuring these spaces are bathed in natural light. The living room boasts a stylish blue decor complemented by a matching blue carpet, while the dining room offers a more neutral decor paired with green carpets. The kitchen is well-appointed with a good range of cream base and wall units, providing ample storage and functionality. Additionally, there is a shower room on this floor, featuring a three-piece suite in white, including a WC, wash basin, and shower, with all walls fully tiled for a clean and modern finish, also a separate room which could be used as an office/study or a 4th bedroom.

Outside, the property continues to impress with a double garage equipped with electricity and water supply, providing convenient off-road parking and additional storage options. The tiered gardens surrounding the home are meticulously landscaped, offering various levels of outdoor space to enjoy.

This property's elevated position not only ensures privacy but also provides breathtaking views that can be appreciated from both inside and outside the home. Don't miss out on the chance to make this charming and well-maintained property your own.

## Ground Floor Hallway

13'9" x 5'6" (4.194 x 1.686)

## Bedroom One

13'2" x 10'0" (4.019 x 3.056)

## Bedroom Two

9'0" x 8'4" (2.744 x 2.561)

## Bedroom Three

11'10" x 8'11" (3.628 x 2.741)

## Bathroom

8'6" x 5'6" (2.591 x 1.686)

## First floor

## Entrance Hall

13'2" x 7'4" (4.028 x 2.251)

## Living Room

20'9" x 14'9" (6.330 x 4.517)

## Dining Room

14'9" x 11'11" (4.520 x 3.633)

## Kitchen

13'4" x 12'4" (4.073 x 3.775)

## Office/Study/4th bedroom

11'2" x 9'0" (3.414 x 2.747)

## Shower Room

5'7" x 5'3" (1.705 x 1.621)

## Garage

15'11" x 15'8" (4.856 x 4.777)



- Detached property
  - Garden
  - Amazing views
  - Oil central heating
  - Council tax band E

- Double garage
- Three double bedrooms
  - Village location
- Double glazed windows
  - EPC D



## 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.

