



1 Bellman House

Broughton-In-Furness, LA20 6DJ

Offers In The Region Of £100,000



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We are delighted to present a rare opportunity to acquire this charming one-bedroom apartment, ideally situated in the very centre of the picturesque market village of Broughton-in-Furness. Nestled within the stunning landscape of the Lake District National Park, this property offers the perfect blend of village life and natural beauty—an ideal retreat for those seeking tranquillity with convenient access to local amenities.

The apartment is presented in excellent condition throughout, making it ready for immediate occupation. Whether you're a first-time buyer, looking for a holiday home, or searching for a buy-to-let investment, this well-maintained property provides a versatile and attractive option with no onward chain to complicate the process.

Don't miss your chance to own a slice of Lake District living in one of the area's most sought-after locations.

As you approach Bellman House, you're welcomed by a few steps leading to the communal entrance hallway. Apartment Number One is conveniently located on the ground floor.

Step through your private front door into the apartment's hallway, which provides access to all rooms.

The open-plan living, dining, and kitchen area offers enough space for a sofa and a small dining table. Two windows allow plenty of natural light to fill the room. The kitchen is fitted with a range of wood-style base and wall units, a single sink with mixer tap, an electric oven and hob, and a built-in fridge.

The bathroom features a white three-piece suite, including a WC, wash basin, and a bath with an overhead shower attachment. Cream tiles line both the walls and floor, giving the space a clean and neutral finish.

The double bedroom is bright and airy, with two windows, cream walls, and a grey fitted carpet.

Hallway

4'6" x 5'6" (1.375 x 1.697)

Lounge/kitchen

14'2" x 8'10" (4.335 x 2.707)

Bathroom

7'11" x 5'5" (2.415 x 1.675)

Bedroom

8'6" x 12'10" (2.595 x 3.917)



- Successful Holiday let
- One bedroom Apartment
 - Village
- Open plan living/kitchen
 - Council Tax Band A
- Reluctant sale
- Sought after location
- Lake District National Park
- EPC D



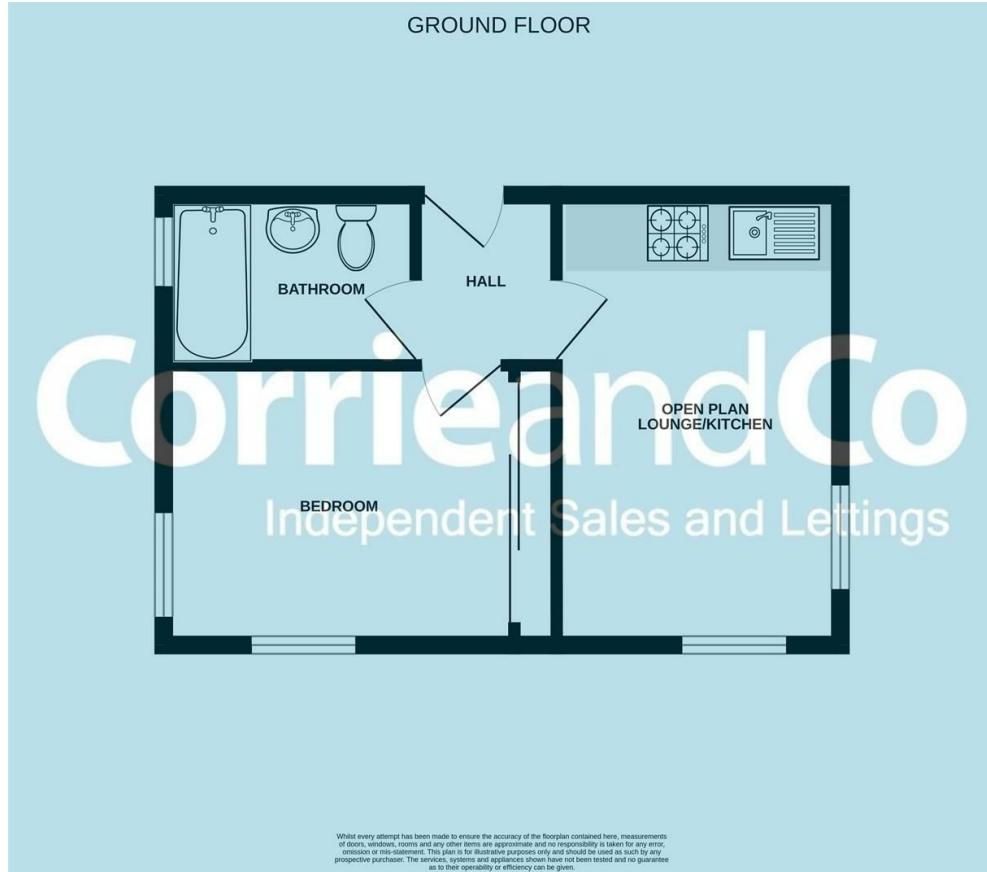
Road Map



Terrain Map



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The fixtures and fittings shown in the plan have not been tested and no guarantee as to their operability or efficiency can be given.
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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 whether buying or selling.

Estate agents are required by law to check a buyers /sellers identity to prevent Money Laundering and fraud. You do have to produce documents to prove your identity or address and information on your source of funds. Checking this information is a legal requirement to help safeguard your transaction, and failing to provide ID could cause delays. Corrie and Co, outsource these checks to speed up the process. The company does charge for such checks, please ask for more information and guidance on associated costs.

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

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus)	A	
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		