



## 4 High Kepplewray

Broughton In Furness, LA20 6BL

Offers In The Region Of £310,000



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# 4 High Kepplewray

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## Offers In The Region Of £310,000



*This beautifully presented three-bedroom end-terraced property is finished to an exceptional standard throughout, offering a comfortable and stylish living space. Situated in the charming market village of Broughton-in-Furness, the home boasts spectacular views of the surrounding countryside, making it the perfect retreat for those seeking both convenience and tranquility.*

*In addition to its impressive interior, the property benefits from off-road parking, ensuring easy access and added convenience. The extensive gardens to the rear of the property provide an ideal outdoor space for relaxation, gardening, or entertaining guests, further enhancing the appeal of this wonderful home. This area is a true haven for nature lovers and outdoor enthusiasts alike. With a wealth of public footpaths, bridleways, and scenic routes, there are endless opportunities for exploration and adventure. Whether you enjoy walking, cycling, or simply soaking in the spectacular views, Broughton-in-Furness offers the perfect base to enjoy all that the Lake District has to offer, making it an ideal location for those looking to embrace a rural lifestyle without sacrificing access to local amenities.*

**\*\*Local occupancy applies - call for full details\*\***

As you approach this delightful property, you are welcomed by a set of double gates that open onto a private driveway, providing convenient off-road parking for two vehicles.

Step through the UPVC front door into a welcoming entrance hallway. From here, you gain access to the principal ground floor rooms, as well as the staircase leading to the first floor.

The lounge is the first room you encounter — a warm and inviting space perfect for relaxation. It features two generously sized windows that flood the room with natural light, creating a bright and airy ambiance throughout the day. A striking wood-burning stove with a wooden mantelpiece serves as a beautiful focal point, adding character and a cozy touch during the colder months. The decor is tastefully finished in a combination of soft grey and cream tones, complemented by elegant ceiling cornices and stylish wooden flooring.

Moving into the kitchen, you'll find a well-appointed space that has been thoughtfully designed with both functionality and style in mind. It offers a good selection of wall and base units in a modern finish, topped with complementary grey work surfaces. A single stainless steel sink unit with a mixer tap and drainer sits beneath a window, and the room also features tiled flooring and cream-painted walls for a clean, contemporary look. In addition, there's a built-in breakfast bar perfect for casual dining, as well as ample space for a full-sized dining table. Twin patio doors open directly onto the rear garden, seamlessly blending indoor and outdoor living.

To the ground floor there is also a study room which could be used as a additional bedroom or snug area.

Upstairs, the property offers three well-proportioned bedrooms, each decorated in a neutral style and benefiting from wooden flooring throughout. The family bathroom, also located on this level. An additional attic room adds further flexibility to the home. This bonus space benefits from two Velux windows, allowing plenty of natural light to filter in.

To the rear of the property lies a beautifully maintained, generously sized garden. Mostly laid to lawn, it is dotted with mature shrubs, established plants, and a variety of trees, creating a peaceful and private outdoor retreat. A patio seating area provides an ideal spot for alfresco dining or entertaining, while a separate section with stone chippings offers another relaxing place to sit and enjoy the surroundings.

This property offers a wonderful combination of character, space, and versatility — perfect for families, professionals, or anyone looking for a comfortable and stylish home.

### Entrance Hall

11'3" x 6'4" (3.441 x 1.944)

### Living Room

14'7" x 11'3" (4.451 x 3.432)

### Kitchen-Diner

21'5" x 9'8" (6.537 x 2.949)

### Study

9'11" x 6'8" (3.034 x 2.039)

### Landing

7'2" x 6'6" (2.205 x 1.991)

### Bedroom One

12'5" x 9'8" (3.795 x 2.956)

### Bedroom Two

11'3" x 9'2" (3.436 x 2.815)

### Bedroom Three

9'2" x 7'10" (2.817 x 2.412 )

### Bathroom

6'6" x 5'6" (1.992 x 1.683)

### Attic Room

20'9" x 9'5" (6.349 x 2.891)



- Quiet Village location
- Large rear garden
- Council Tax Band B
- Off road parking

- Three bedrooms
- Modern kitchen/diner
- EPC D





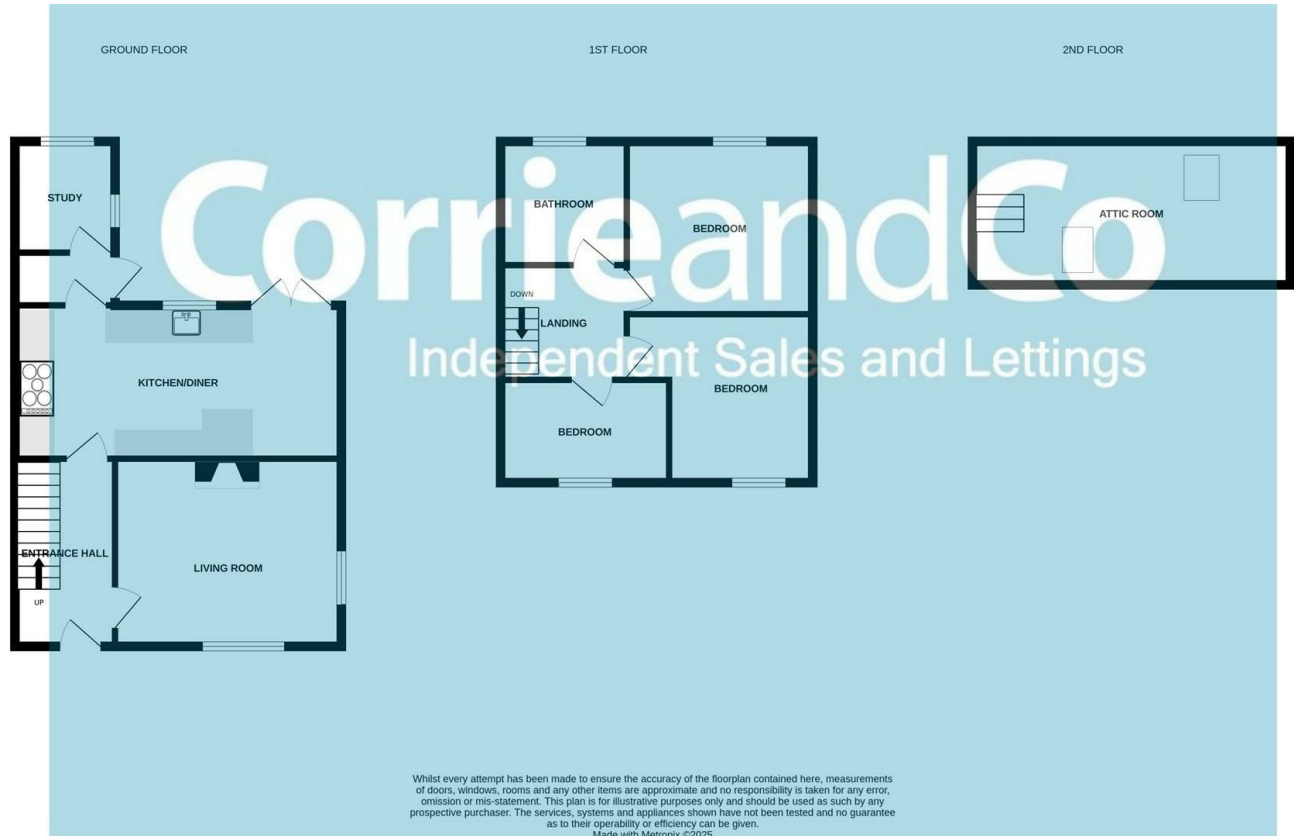
## Road Map



## Terrain Map



## Floor Plan



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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.

