



Saddlers Cottage Griffin Street

Broughton-In-Furness, LA20 6HH

Offers In The Region Of £295,000



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Introducing the charming 'Saddlers Cottage,' nestled in the heart of Broughton-in-Furness village within the stunning Lake District National Park. This characterful property offers two bedrooms with an additional attic space, two reception rooms, a bespoke open-plan kitchen, a pantry/utility room, and a cellar. The private, enclosed rear courtyard provides a peaceful outdoor retreat. The cottage retains many of its original features, from exposed beams to period detailing, adding warmth and character throughout. Call 01229 355333 to arrange a viewing.

As you approach, you'll be greeted by an impressive 17th-century cottage, painted in white, featuring double-glazed windows and a charming wooden door.

Upon entering, you step into the inviting living room, where the central feature is an exposed slate pillar, framed by an original wooden beam, showcasing a striking cottage-style display for the cast iron tiger gas stove with a slate hearth. The room is tastefully decorated in white walls, with an exposed beam accenting the ceiling.

Adjacent to the living room is the spacious kitchen/diner, the bespoke kitchen includes integrated appliances such as a fridge/freezer, oven, and hob. The design features a range of white shaker-style wall and base units, a stainless steel sink, wooden flooring, and exposed ceiling beams against white-painted walls. A hidden door in the kitchen floor provides access to a cellar room.

From the kitchen, a hallway leads to an exterior door and a utility space that includes a downstairs WC and ample room for a washing machine.

Returning to the living room, stairs take you to the first floor, where you'll find two generously sized double bedrooms, both fitted with soft grey carpets and white-painted walls. The family bathroom is also located on this floor, fitted with a modern three-piece suite in white, including a WC, washbasin, and a bath with an overhead shower and tiled splashback.

From the second bedroom, a staircase leads to the attic room, which features exposed beams, two Velux windows and could be used as a hobby room or for extra storage.

At the back of the property is a delightful courtyard, perfect for outdoor seating with space for a table and chairs. Additionally, there is a passageway with a flying freehold at the rear of the property.

Lounge

13'5" x 10'6" (4.1 x 3.22)

Dining Room

12'2" x 13'4" (3.72 x 4.08)

Kitchen

6'10" x 10'2" (2.10 x 3.10)

Utility Room

17'0" x 4'0" (5.20 x 1.22)

Cellar

13'6" x 5'0" (4.13 x 1.53)

Bedroom One

12'11" x 10'6" (3.95 x 3.21)

Bedroom Two

10'10" x 11'9" (3.31 x 3.60)

Bathroom

7'3" x 8'3" (2.21 x 2.53)

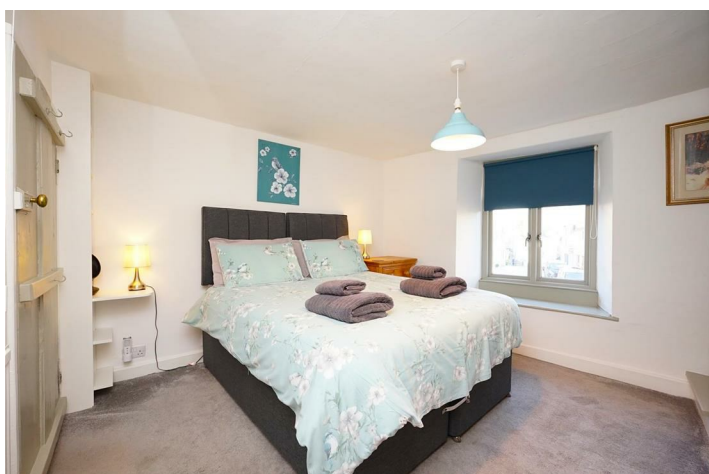
Attic Space

21'8" x 9'2" (6.62 x 2.81)



- Character cottage
- Rear courtyard
- Attic & Cellar
- Village location

- Original features
- Two double bedrooms
- EPC E
- Gas central heating throughout



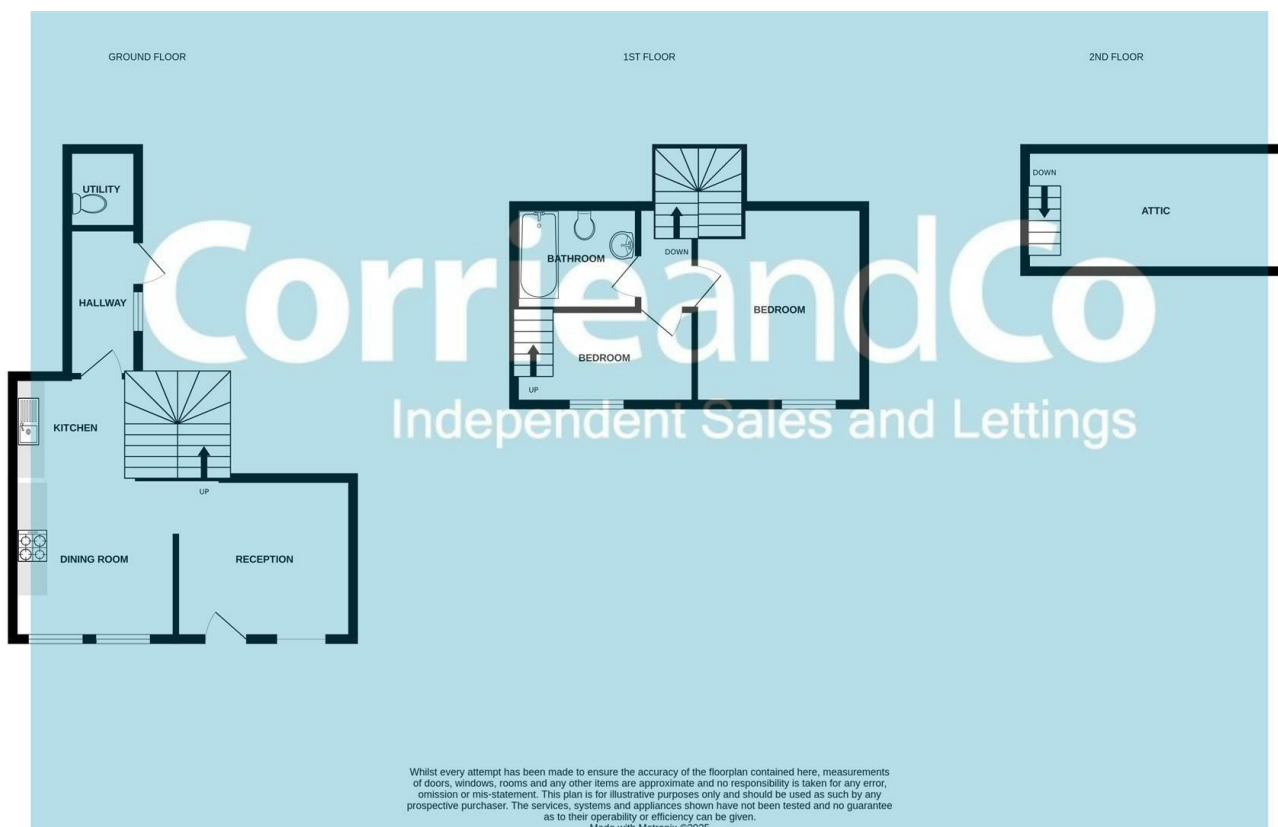
Road Map



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.

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		