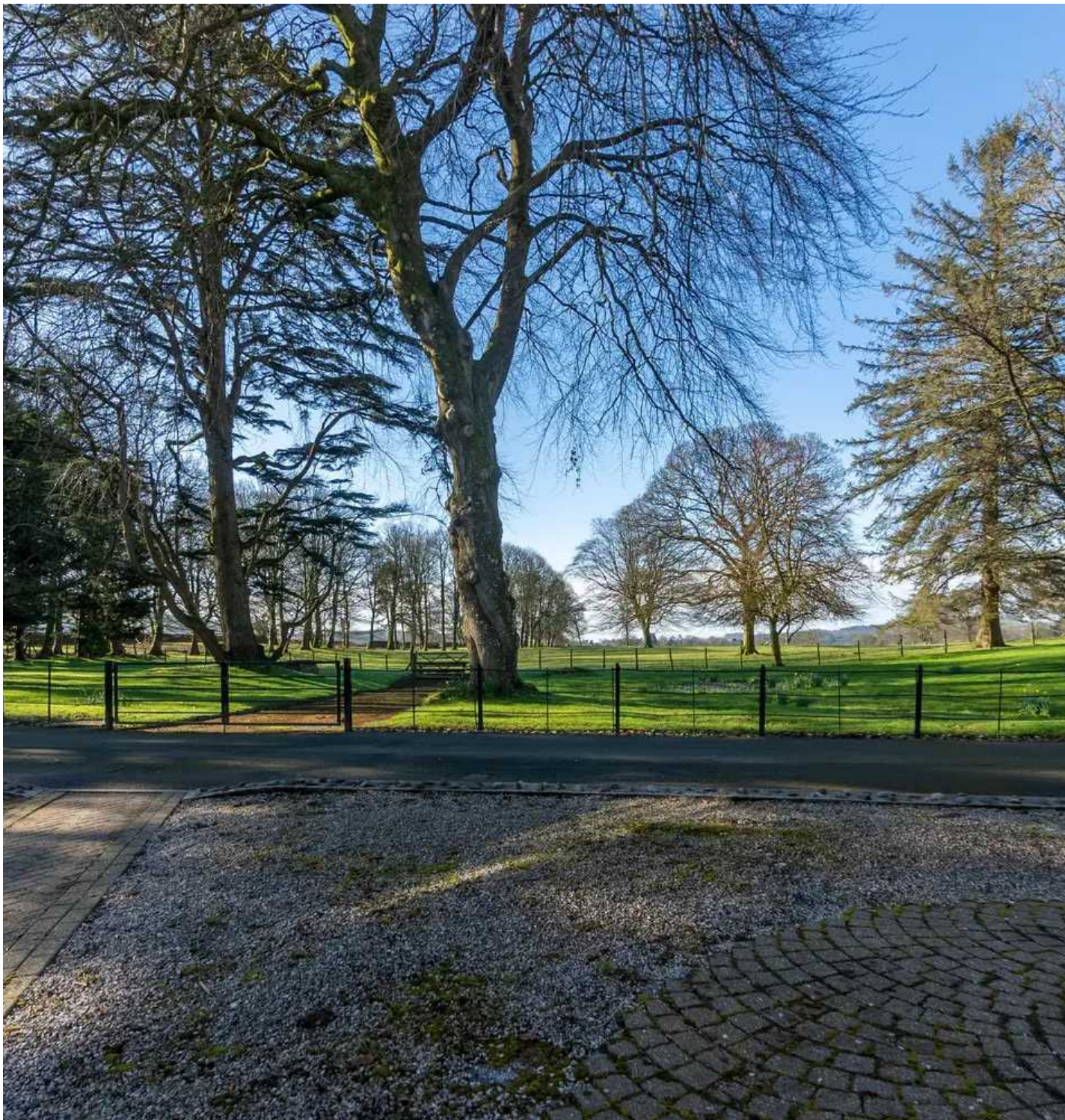




# 1 The Coach House, Field Broughton

Offers in Region of £280,000



## 1 The Coach House

### Field Broughton

A well proportioned luxury ground floor apartment boasting magnificent countryside views situated in a rural location on the Cartmel Peninsula within the Lake District National Park. Having fabulous countryside walks from the doorstep and offering easy access to Cartmel village, the popular coastal town of Grange-over-Sands and both Bowness and Windermere are just a 20 minute drive away.

Once you arrive at 1 The Coach House, you will be greeted by stunning countryside views to the front of the property, following the road around to the right you will find A allocated garage, ample off road parking and the stunning communal grounds.

Leaving the car park and stepping into the communal entrance hall you will find the entrance to number 1 on the right.

When you first walk into number 1 you can find a shower room to the right which comprises a three piece suite including a W.C., wash hand basin to vanity and a fully tiled shower cubicle. Leaving the shower room there is the first of two double bedrooms on the right with plenty of natural light flowing into it, you then have the choice of stepping into the charming sitting room which has an inviting space that seamlessly connects to a private patio garden, taking a look at the modern breakfast kitchen which ensures a comfortable living environment having integrated appliances including a oven, hob, fridge freezer and dishwasher or taking a rest in the main bedroom which has beautiful views to the communal grounds.

This apartment presents an enticing opportunity for first-time buyers or downsizers. In addition, residents can enjoy the tranquil surroundings of communal gardens and fabulous views, perfect for relaxing or hosting gatherings.

- Ground floor luxury apartment
- Double glazing and electric heating
- Charming sitting room with access to patio garden
- Communal gardens and fabulous views
- Modern breakfast kitchen
- Garage and parking
- No upper chain
- Light and airy shower room
- Easy access to Lindale bypass

#### **EPC RATING E**

#### **SERVICES**

Mains electricity, mains water, non mains drainage.

#### **COUNCIL TAX: BAND F**

#### **TENURE: LEASEHOLD**

#### **DIRECTIONS**

From the Meathop roundabout proceed up the Lindale bypass (A590) and take the exit following the signs for Cartmel. At the T junction turn left and follow the lane down the hill for approximately 1 mile. At the crossroads turn left following the signs for Cartmel and after approximately 200m turn right. Follow the driveway to the development with the Coach House being on the right hand side with the red painted doors. Apartment 1 is situated to the right on the ground floor.

**WHAT3WORDS:** transmit.sushi.assurance





## GROUND FLOOR

### ENTRANCE HALL

11' 8" x 10' 2" (3.55m x 3.09m)

### SITTING ROOM

16' 9" x 13' 10" (5.10m x 4.21m)

### KITCHEN

11' 11" x 8' 7" (3.63m x 2.61m)

### BEDROOM

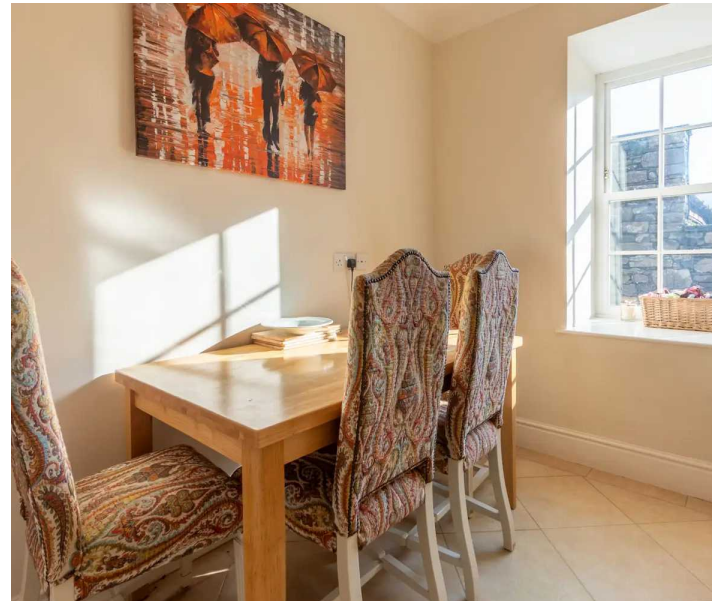
13' 0" x 9' 9" (3.95m x 2.97m)

### BEDROOM

11' 2" x 7' 8" (3.41m x 2.34m)

### SHOWER ROOM

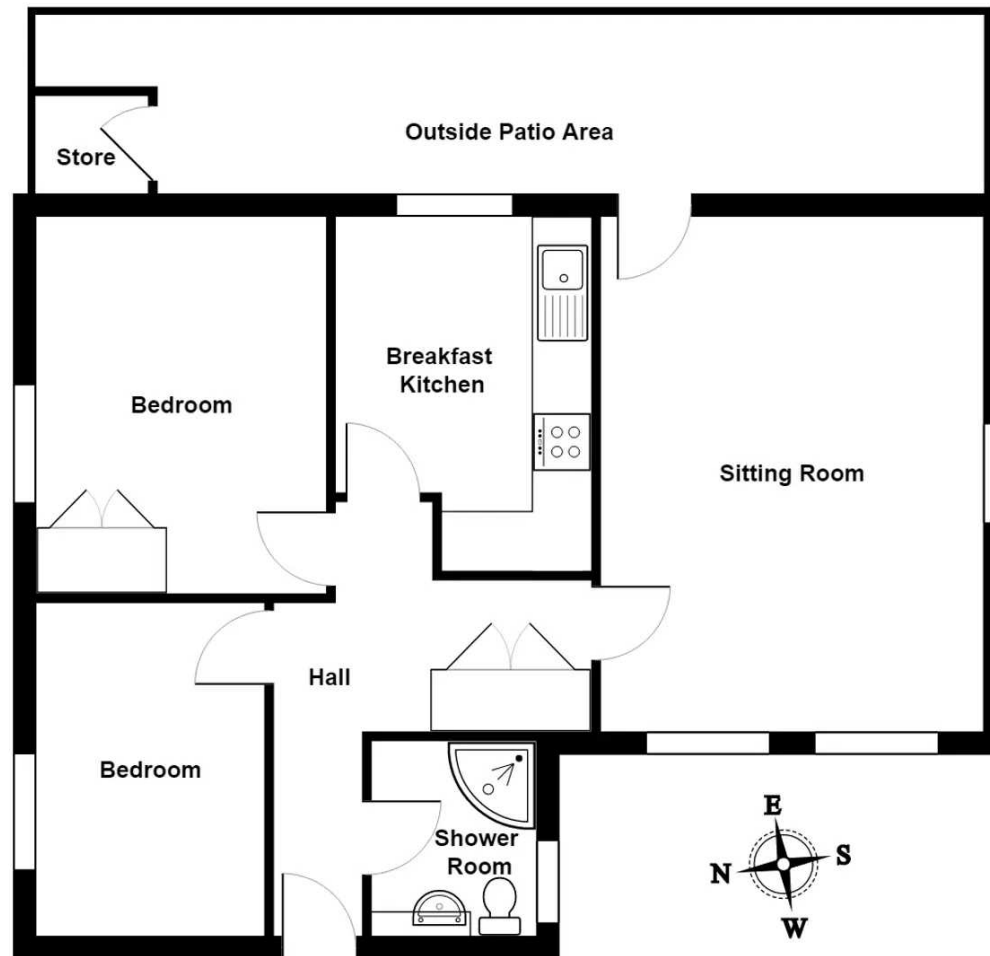
6' 6" x 5' 5" (1.99m x 1.66m)











1 The Coach House, Field Broughton

Total Area: 63.8 m<sup>2</sup> ... 686 ft<sup>2</sup>

For illustrative purposes only - not to scale. The position and size of features are approximate only.  
© North West Inspector.

**THW Estate Agents**

Palace Buildings Main Street, Grange-Over-Sands - LA11 6AB

015395 33335 • [grange@thwestestateagents.co.uk](mailto:grange@thwestestateagents.co.uk) • [www.thwestestateagents.co.uk](http://www.thwestestateagents.co.uk)

Please note that descriptions, photographs and plans are for guidance only. Services and appliances have not been tested, measurements are approximate and alterations may not have necessary consents. Contact us for property availability and important details before travelling or viewing properties. THW Estate Agents Ltd is a separate legal entity to the solicitor firm of THW Legal Ltd which has different ownership and clients of THW Estate Agents Ltd do not have the same protection as those of THW Legal Ltd.