



Broughton-in-Furness

£280,000

12 Copper Rigg, Broughton-in-Furness, Cumbria, LA20 6AJ

Situated in the fabulous historic market Village of Broughton-in-Furness, within the Lake District National Park a village surrounded by beautiful countryside, this well presented Mid-Terrace Three-Bedroom home offers well-balanced living accommodation arranged over three floors. This home is perfect for those looking to embrace village Life and being within walking distance of local amenities including family run local shops, pubs and Rail Links.

Broughton in Furness is a perfect destination for anyone who loves history, nature and tranquility - It remains an unspoilt Cumbrian Town.

Quick Overview

- Three-bedroom mid-terrace property
- Located in the Lake District National Park
- First-floor Living Room with garden access
- Kitchen/diner with modern fittings
- Family bathroom and additional WC
- Ensuite to Master Bedroom
- Rear garden with decked seating area
- Integral 24ft garage with power and lighting
- Off-road parking on block-paved driveway
- Superfast Broadband Available



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Superfast
Broadband



Off Road
Parking

Property Reference: U1005



Living Room



Kitchen with view of Dining Area



Kitchen Diner



Bedroom One (Master)

Well-Proportioned Three-Bedroom Home with Garage & Parking in Broughton-in-Furness

Situated in the historic market village of Broughton-in-Furness, within the Lake District National Park, this mid-terrace three-bedroom home offers well-balanced living accommodation arranged over three floors. The property benefits from private parking, a 24ft integral garage, and a low-maintenance rear garden, all within walking distance of local amenities including a bakery, public houses, and shops.

A block-paved driveway provides off-road parking for one vehicle and leads to a 24ft garage with power, lighting, and an electric up-and-over door. The garage is a versatile area which could also lend itself as a home office or due to its location within the property could also (subject to planning) be converted to extra accommodation. Internal access is available from the garage to the entrance hall, which also houses a utility room fitted with a wash basin and plumbing for a washing machine.

On the first floor is the main living area, comprising a well-presented living room with electric fire and glazed door to the rear garden. The adjacent kitchen/diner is fitted with a range of modern wall and base units, marble-effect work surfaces, a stainless steel sink, electric hob, oven, and extractor hood. Two double-glazed windows offer good natural light, and there is ample space for a dining table. A separate WC with wash basin is also located on this level.

The second floor includes three bedrooms, two of which are doubles. The master bedroom features an en-suite with tiled shower cubicle, WC, and wash basin. A family bathroom is also located on this floor, fitted with a three-piece suite comprising WC, wash basin, and a bath with shower attachment. The bathroom has partial tiling and laminate flooring.

The rear garden includes a raised decked seating area, steps to a lower pathway, and a selection of mature shrubs and plants. A gate at the rear offers external access.

This versatile home is well-suited to a range of buyers, from those seeking a low-maintenance permanent residence in the Lake District to investors or second-home seekers looking to enjoy the proximity to walking routes, the Duddon Estuary, and the Western Fells.

Location Broughton in Furness is a charming market town with a rich history and a strong sense of community and is situated on the Duddon Estuary, making it an ideal base for visiting the Lake District and the coast. It has a pretty Georgian cobbled market square which is the focus of the town and offers many locally run shops including General Store, Butchers, Bakers, Café, Pubs plus a Petrol Station. The town also has Eccle Riggs Leisure Club, a hidden gem with a rich history dating back to early 20th century. The nearest Railway Station is in Foxfield is approx 1.4 miles away and connects to the national rail network. Broughton in Furness. Scenic walks can be found from the door step: from local rambles around the grounds of Broughton Tower, to longer circular walks on the Duddon Mosses or to Little Stickle and more demanding countryside. Broughton in Furness is a perfect destination for anyone who loves history, nature, space, tranquility - It remains an unspoilt Cumbrian Town.

What3words - <https://what3words.com/sideline.breathed.melt>

Accommodation (with approximate measurements)

Ground Floor

Hallway 13' 9" x 6' 2" (4.19m x 1.88m)

Integrated Garage 23' 7" x 11' 1" (7.19m x 3.38m)

Utility Room 5' 8" x 6' 2" (1.73m x 1.88m)

Staircase

First Floor

Landing 9' 10" x 3' 3" (3m x 0.99m)

Kitchen Diner 9' 10" x 18' 4" (3m x 5.59m)

Living Room 14' 3" x 11' 7" (4.34m x 3.53m)

WC Cloakroom 5' 9" x 6' 2" (1.75m x 1.88m)

Staircase

Second Floor

Landing 9' 11" x 3' 5" (3.02m x 1.04m)

Bedroom Three 7' 10" x 6' 8" (2.39m x 2.03m)

Bedroom One (Master) 11' 6" x 11' 4" (3.51m x 3.45m)

Ensuite 4' 3" x 8' 5" (1.3m x 2.57m)

Bedroom Two 9' 4" x 10' 7" (2.84m x 3.23m)

Family Bathroom 5' 11" x 7' 4" (1.8m x 2.24m)

Services Mains gas, water and electricity and drainage

Tenure Freehold (Vacant possession upon completion).

Council Tax Band B - Westmorland and Furness Council

Viewings Strictly by appointment with Hackney & Leigh.

Energy Performance Certificate (EPC) The full Energy Performance Certificate is available on our website and also at any of our offices.

Rental Potential If you were to purchase this property for residential lettings we estimate it has the potential to achieve between £850 - £950 per calendar month. For further information and our terms and conditions please contact the Office.

Anti-Money Laundering Check - (AML) Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom Two



Family Bathroom



Bedroom Three



Rear External



A thought from the owners....A truly great location with many fabulous scenic walks on your doorstep! Broughton is a hidden gem with a strong sense of community in a lovely rural setting

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