



Foxfield

£650,000

Graylags, Foxfield, Broughton-in-Furness, LA20 6BX

Set within the peaceful rural hamlet of Foxfield and boasting far-reaching views of Black Combe, Graylags is a beautifully proportioned four-bedroom detached residence offering elegant and versatile accommodation for modern family life. From its generous gardens and double garage, to its thoughtfully designed interior and fabulous views.

This property presents a rare opportunity to acquire a truly idyllic country retreat in the Lake District's unspoilt south-western corner.

Quick Overview

- Elegant Detached Family Home
- Four Double Bedrooms
- Balcony with Panoramic Views
- Two Reception Rooms
- Kitchen & Utility Room
- Family Bathroom with Freestanding Bath
- Double Garage with Attic Room
- Landscaped Garden with Patio
- Off-Road Parking
- Superfast Broadband



4



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Superfast
Broadband



Off Road
Parking

Property Reference: U1010



Porch



Hallway and Staircase



Wet Room



Lounge Diner

Set within the peaceful rural hamlet of Foxfield and boasting far-reaching views of Black Combe, Graylags is a beautifully proportioned four-bedroom detached residence offering elegant and versatile accommodation for modern family life. From its generous gardens and double garage, to its thoughtfully designed interior and fabulous views, this property presents a rare opportunity to acquire a truly idyllic country retreat in the Lake District's unspoilt south-western corner.

A welcoming, spacious porch sets the tone for the home – an ideal morning coffee spot with garden views. From here, the accommodation unfolds into a beautifully balanced and thoughtfully arranged layout. The main lounge is generous in size and centres around a charming feature fireplace, while the adjacent snug offers a quiet retreat, equally suited as a formal dining room or reading space.

The kitchen is well-appointed, with ample cabinetry and a picture window framing delightful views towards Black Combe. A separate, spacious utility room adds convenience and practicality. Completing the ground floor is a stylish wet room, providing flexibility for multi-generational living or guests.

Upstairs, the property offers four double bedrooms, each with its own character. The principal suite enjoys access to a private balcony with breathtaking panoramic views of Black Combe, along with a contemporary en-suite bathroom.

Positioned in the opposite gable end, the second largest bedroom features vaulted ceilings, Velux windows, and an en-suite WC. The elevated ceiling height and natural light create a dramatic yet calming ambience, perfect for soaking in the views by day and stargazing by night.

The expansive landing hosts a series of built-in storage cupboards and leads to a luxurious family bathroom, beautifully appointed with a freestanding bathtub and high-quality, elegant fittings throughout.

Externally the gardens are mostly laid to lawn, with a patio area perfect for alfresco dining. A private driveway provides parking for 2-3 cars, and the double garage with boarded attic space offers further potential – ideal for a studio, workshop or additional storage.

Location Foxfield is a peaceful and scenic village, situated just south of Broughton-in-Furness nestled deep within the splendid Duddon Valley and lies just outside the Lake District National Park. It is incredibly well placed to enjoy easy access to the Inner Lakes, in particular the quieter and lesser known stunning Western fells and hills. In this beautiful part of the world there are endless footpaths, bridleway, hills, fells and valleys to explore, so excellent for those enjoying the outdoor lifestyle - in addition, along with the closely situated market town of Broughton in Furness where there is a thriving and friendly village community with several local clubs and societies. Broughton is charming with picturesque Georgian Market square, Petrol Station, Primary School, Butchers, Bakers, Post Office, Public House, Doctors, Vets etc. The closest Secondary School is John Ruskin, Coniston approx 11 miles away. Foxfield itself is ideally placed for those working at BNFL or BAE and who wish to be a little outside their working area. It has a Railway Station on the Cumbria Coast Line which runs between Carlisle and Barrow-in-Furness. Carlisle provides services to Manchester Airport and London Euston! The delightful market town of Ulverston for a wider range of amenities and shopping is approximately 10 miles away.



Lounge Diner



Kitchen Views



Kitchen



Snug/Second Reception



Bedroom Three



Family Bathroom

The Junction 36 approx 40 miles away.

To reach the property travel along the A590 in the direction of Ulverston taking the second exit at the Greenodd roundabout onto the A5092. Follow the A5092 going through Gawthwaite and Beanthwaite shortly after follow the signs on the A595 for Foxfield and Broughton in Furness. When you arrive at Foxfield go past the Railway Station and turn right. Destination will be on the left

What3words -

<https://what3words.com/offline.imparts.collapsed>

Accommodation (with approximate measurements)

Entrance Porch 6' 0" x 16' 2" (1.83m x 4.93m)

Hallway 4' 2" x 20' 2" (1.27m x 6.15m)

Wet Room 8' 9" x 10' 1" (2.67m x 3.07m)

Lounge Diner 18' 7" x 24' 9" (5.66m x 7.54m)

Utility Room 9' 7" x 13' 0" (2.92m x 3.96m)

Snug 13' 5" x 14' 8" (4.09m x 4.47m)

Kitchen 10' 5" x 13' 9" (3.18m x 4.19m)

Double Integral Garage 20' 2" x 19' 11" (6.15m x 6.07m)

First Floor

Landing 4' 0" x 25' 1" (1.22m x 7.65m)

Storage Cupboard 3' 8" x 6' 6" (1.12m x 1.98m)

Principal Bedroom 19' 2" x 10' 6" (5.84m x 3.2m)

Ensuite 10' 3" x 6' 9" (3.12m x 2.06m)

Balcony 8' 7" x 14' 0" (2.62m x 4.27m)

Bedroom Two 9' 5" x 14' 10" (2.87m x 4.52m)

Family Bathroom 9' 9" x 9' 5" (2.97m x 2.87m)

Bedroom Four 16' 2" x 15' 5" (4.93m x 4.7m)

WC 2' 8" x 4' 10" (0.81m x 1.47m)

Bedroom Three 8' 8" x 9' 11" (2.64m x 3.02m)

Storage Cupboard 2' 9" x 6' 5" (0.84m x 1.96m)

Workshop 16' 6" x 12' 3" (5.03m x 3.73m)

Services Oil heating central heating , mains electricity, water and drainage.

Property also has Solar Panels and Wood stove

Tenure: Freehold (Vacant possession upon completion).

Council Tax: Band C Copeland Council



Principal Bedroom



Balcony View



Bedroom Two



Balcony to Principal Bedroom



Bedroom Four

Viewings Strictly by appointment with Hackney & Leigh.

Energy Performance Certificate: 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 £1650.00 - £1750.00 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).

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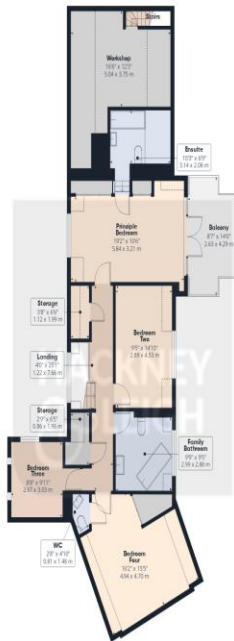


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Floor 0



Floor 1

Approximate total area⁽¹⁾

2853 ft²
264.7 m²

Balconies and terraces

107 ft²
9.9 m²

Reduced headroom

243 ft²
22.5 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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