



Broughton In Furness

£265,000

Saddlers Cottage, Griffin Street, Broughton-in-Furness, LA20 6HH

Welcome to Saddlers Cottage, a delightful 17th century, two bedroom property which oozes character and charm set in the sought after village of Broughton in Furness in The Lake District National Park. The Cottage offers two bedrooms with additional attic space, two reception rooms, open plan bespoke kitchen, utility room and cellar. A private courtyard provides the perfect place to relax, making this hidden gem perfect as a home, second home or holiday let.

Quick Overview

- Characterful and charming cottage
- Nestled in The Lake District National Park
- Two bedrooms and additional attic space
- Original features
- Private courtyard
- Village location
- Local walks from the doorstep
- Currently successful Holiday let
- No chain
- Ultrafast Broadband

Property Reference: ULV1034



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Ultrafast
Broadband
Available



Breakfast Kitchen



Breakfast Kitchen



Breakfast Kitchen



Lounge

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Entering this beautiful cottage you are welcomed into the inviting lounge, with exposed slate pillar framed by original wooden beam which highlights the cast iron Tiger gas stove with Lakeland slate hearth. This room offers a peaceful and cosy retreat after a day exploring the local fells.

Stairs give access to the first floor.

Leading on into the breakfast kitchen you will find a range of attractive white shaker style wall and base units, with integrated fridge freezer, oven and hob with extractor over, a stainless steel sink and drainer complete with mixer tap. With exposed beams this characterful room is a super place to dine with family and friends. A concealed door in the kitchen gives access to the useful cellar for storage.

A hallway will lead you from the kitchen to an exterior door where you will discover a superb utility space which includes a downstairs WC and space and plumbing for a washing machine.

The first floor has two spacious, elegantly decorated, well appointed double bedrooms. The family bathroom is partly tiled and has a modern, white three piece suite comprising of a bath with shower over, WC and wash hand basin.

Via stairs from the second bedroom you will access the attic room, with wonderful feature exposed beams and velux windows, this versatile space could be used for additional storage or a hobby room!

Outside Saddlers Cottage a secluded courtyard offers a peaceful retreat with space for outdoors seating.

At the rear of the property there is a passage way with a flying freehold.

Location Surrounded by incredible landscapes, fascinating heritage sites and captivating natural beauty the Idyllic village of Broughton in Furness in The Lake District National Park has a wealth of places to explore, whether hiking in the magnificent fells, cycling through the villages and valleys or strolling along the local beach you will find something special to pass the time.

There are a fine array of pubs and restaurants in the village should you wish to dine out for something delicious or you could visit the local shops and boutiques.

Accommodation (with approximate dimensions)

Breakfast Kitchen 13' 5" x 11' 11" (4.09m x 3.63m)

Lounge 12' 9" x 11' 3" (3.89m x 3.43m)

Utility Room 17' 0" x 4' 0" (5.18m x 1.22m)

Cellar 13' 6" x 5' 0" (4.11m x 1.52m)

Bedroom One 13' 0" x 11' 7" (3.96m x 3.53m)

Bedroom Two 10' 0" x 11' 7" (3.05m x 3.53m)

Family Bathroom

Second Floor

Attic Space 9' 0" x 11' 5" (2.74m x 3.48m)

Property Information

Note We believe that the flying freehold is the corridor at the back of the property from the back yard to the back door part of the actual house.

Material Information Property has full double glazing to the front.

Tenure Freehold (Vacant possession upon completion).

Services Saddlers Cottage is connected to mains gas, electricity, water and drainage.

Broadband Ultrafast Broadband. Networks in your area - Openreach, Fibrus

Mobile Services Mobile coverage EE poor, Vodafone and O2 Variable, Three - good.

Business Rates We understand the property to have a rateable value of £2650.00 with the amount payable to Westmorland and Furness District Council for 2025/26 being ££299.40 though the current owners enjoy the benefit of Small Business Rate Relief.

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

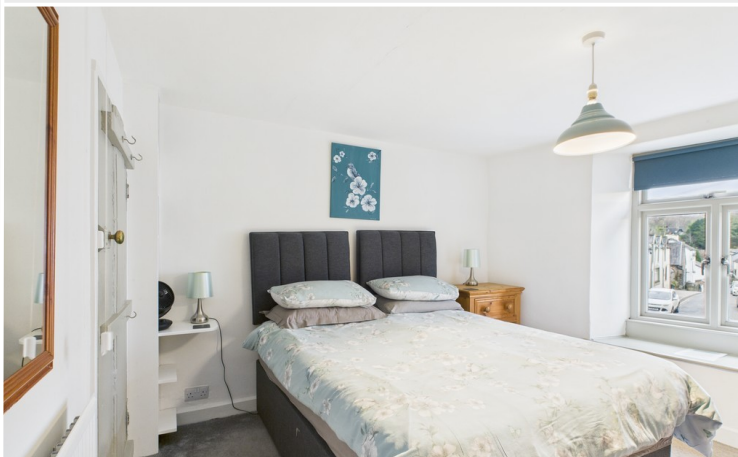
Anti-Money Laundering Regulations (AML). Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks 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).



Lounge



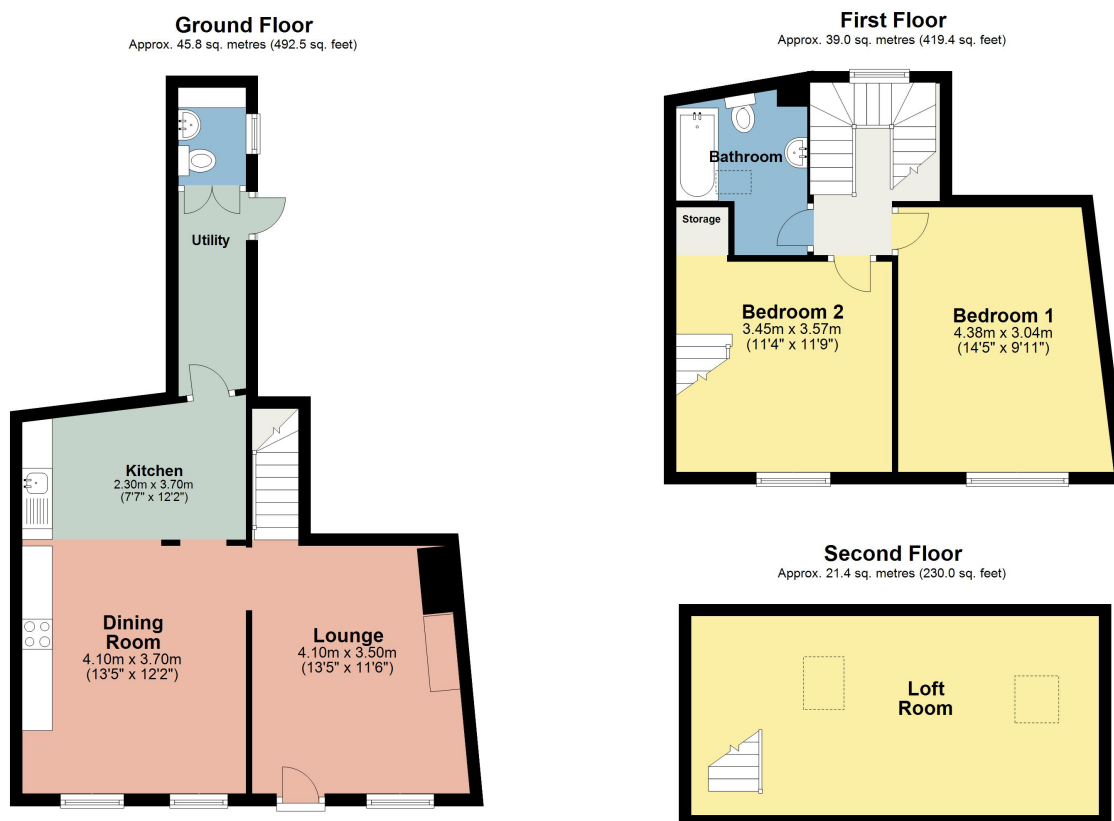
Bedroom One



Bedroom Two



Saddlers Cottage Courtyard



This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: Plan produced using PlanUp.

Saddlers Cottage, Broughton-in-Furness

Directions Exit the M6 at Junction 36
Follow A590 toward the Lake District and the Furness area.
Follow signs to Barrow-in-Furness / Broughton-in-Furness
Take the A590 west toward Barrow-in-Furness. Continue on the A590, following signs for Broughton-in-Furness as you approach the coast.
Arrive in Broughton-in-Furness
Once in the town, navigate using local roads (e.g., Main Street / Princes Street) to Griffin Street, where Saddlers Cottage is located.

What3words ///megawatt.cools.hotdog

Viewings Strictly by appointment with Hackney & Leigh.

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