



## Killington

£625,000

Broad Raine , Killington, Sedbergh, LA10 5EP

Situated in the peaceful and highly desirable hamlet of Killington, Broad Raine is a charming and substantial detached period property offering a wealth of character features and enviable outdoor space. Set within generous gardens and benefiting from ownership of part of the River Lune, this unique home offers an exceptional lifestyle opportunity for those seeking rural tranquility with scope for modernisation.

### Quick Overview

- Charming Character Property
- Idyllic Countryside Location
- Generous Living Spaces
- Well Proportioned Accommodation
- Period Features Throughout
- Scope for Upgrading & Modernisation
- Two Shared Driveways & Three Outbuildings
- Extensive Gardens & Adjoining River
- No Onward Chain
- Ultrafast Broadband Available



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Ultrafast  
Broadband\*



Off Road  
Parking

Property Reference: KL3625





Sun Room



Kitchen



Shower Room



Gardens

Situated in the peaceful and highly desirable parish of Killington, Broad Raine is a charming and substantial detached period property offering a wealth of character features and enviable outdoor space. Set within generous gardens and benefiting from ownership of part of the River Lune, this unique home offers an exceptional lifestyle opportunity for those seeking rural tranquility with scope for modernisation.

Killington is a haven for those seeking an idyllic rural lifestyle, with a variety of footpaths inviting endless exploration of the picturesque landscape. Perfectly positioned just 4 miles from Junction 37 to the west and Sedbergh to the east, with Oxenholme Railway Station a mere 15-minute drive away. This property provides the ideal balance of tranquillity and accessibility, making it a perfect retreat for those seeking a peaceful lifestyle without sacrificing convenience.

Step into the welcoming sun room entrance, which provides a bright and versatile space that sets the tone for the rest of the home. The entrance hall leads the way firstly into the dining room; enjoying dual aspect windows and beams. Opposite, you are welcomed into the living room- a generous, characterful room featuring exposed beams, traditional detailing and plenty of natural light with a wood burning stove and surround. A spice cupboard is also present.

The kitchen, while in need of updating, offers a functional layout with an out look to the rear and potential for reconfiguration to create a modern country kitchen or open-plan kitchen-diner. A door opens into the porch area, ideal for hanging coats and kicking off muddy shoes. A cloakroom/W.C. is also conveniently located on the ground floor, as well as access into the cellar. There is further panelling reflecting its historic origins.

The first floor includes three well-proportioned bedrooms. Bedrooms one and two are generous doubles, with three being a smaller room, each having their own individual charm and views of the surrounding countryside. Exposed timber beams continue throughout this level, adding warmth and historical character. A family bathroom serves this floor, with scope for reconfiguration or refurbishment to suit modern needs, with an additional W.C. adjoining.

A great additional feature of Broad Raine is the attic room on the second floor. With an en suite shower room, this flexible space would make an excellent principal suite, guest bedroom, study, or creative studio subject to some modernisations. Retaining original beams and enjoying elevated views, the attic room adds versatility to the home.

Set within a generous plot, the property boasts extensive gardens, including a large lawned area ideal for family use or al fresco entertaining, as well as a greenhouse, a shed and vegetable patches ready for the keen gardener.





Living Room

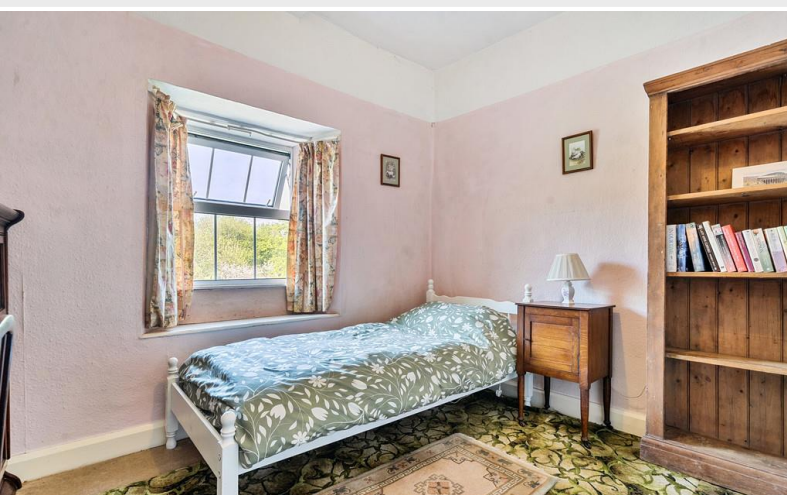


Dining Room





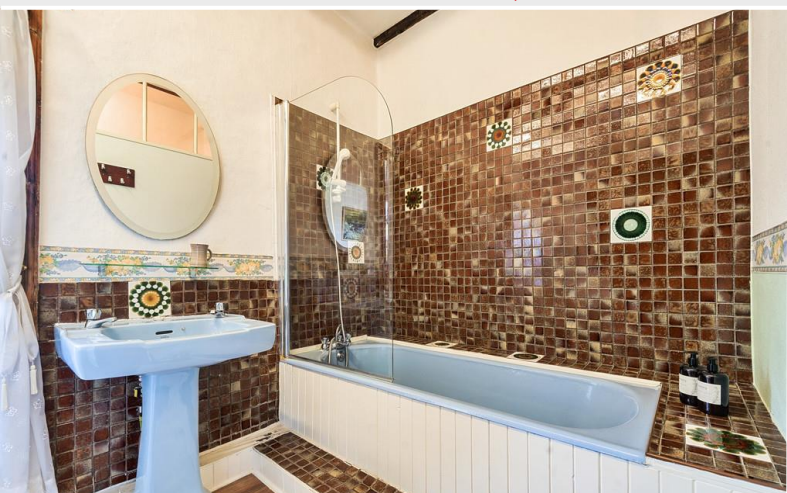
Bedroom Two



Bedroom Three



Bedroom Four/Study



Bathroom

One of the standout features is the property's ownership of part of the river, offering both an attractive natural boundary and a peaceful backdrop for everyday living.

To the front and rear, there are two shared driveways, providing easy access and off-road parking for multiple vehicles. The property also benefits from three separate outbuildings, perfect for use as garden stores, workshops, or potential hobby rooms (subject to any necessary consents).

While Broad Raine is in need of general upgrading and redecoration, it presents a rare and exciting opportunity to restore and enhance a true character home in an idyllic rural location. With its original features, versatile accommodation, and extensive outdoor space, this is a property with enormous potential.

#### Accommodation with approximate dimensions:

##### Ground Floor

Sun Room 25' 6" x 7' 9" (7.77m x 2.36m)

Living Room 14' 8" x 11' 11" (4.47m x 3.63m)

Kitchen 14' 2" x 9' 7" (4.32m x 2.92m)

Dining Room 15' 7" x 11' 9" (4.75m x 3.58m)

##### Lower Ground Floor

Cellar 16' 2" x 6' 6" (4.93m x 1.98m)

##### First Floor

Bedroom One 16' 3" x 15' 10" (4.95m x 4.83m)

Bedroom Two 16' 1" x 13' 5" (4.9m x 4.09m)

Bedroom Three 10' 7" x 9' 5" (3.23m x 2.87m)

##### Second Floor

Bedroom Four/Study 1 12' 9" x 9' 11" (3.89m x 3.02m)

Study 13' 1" x 12' 8" (3.99m x 3.86m)

Out House 21' 2" x 11' 11" (6.45m x 3.63m)

Outbuilding Two 13' 0" x 11' 10" (3.96m x 3.61m)

Outbuilding Three 5' 7" x 5' 3" (1.7m x 1.6m)

#### Property Information

##### Parking

The property owns both driveways to the front and rear which have shared access with the neighbouring properties.

##### Tenure

Freehold (Vacant possession upon completion).

##### Council Tax

Westmorland and Furness. Band E.

##### Services

Mains water and electricity. Environmentally friendly biomass, wood pellet boiler. Shared treatment plant to be installed.





Bedroom One

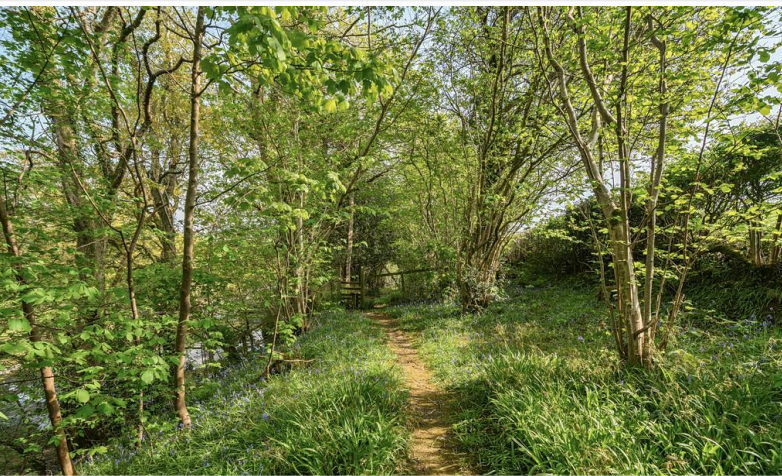


Gardens





Gardens



Gardens



Broad Raine

Please note that due to updated regulations for septic tanks and private drainage facilities, interested parties may wish to seek independent advice on the installation.

#### N.B.

Please note the property has a footpath right of way across the driveway. For more information please contact our office.

#### Energy Performance Certificate

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

#### Viewings

Strictly by appointment with Hackney & Leigh.

#### 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).



## Meet the Team

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Viewings available 7 days a week  
including evenings with our  
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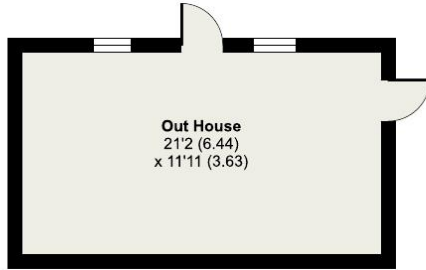
# Broad Raine, Killington, Sedbergh, LA10

Approximate Area = 2270 sq ft / 210.8 sq m

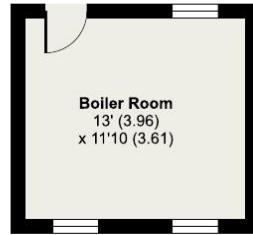
Outbuildings = 435 sq ft / 40.4 sq m

Total = 2705 sq ft / 251.2 sq m

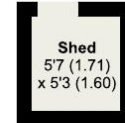
For identification only - Not to scale



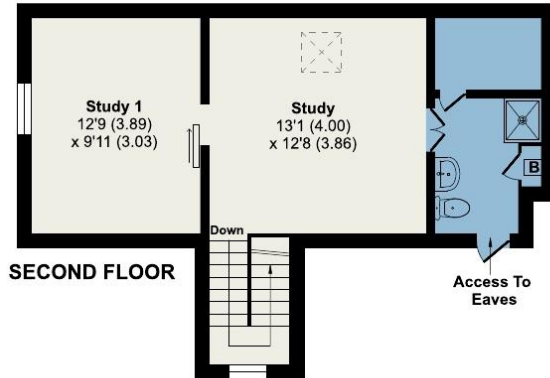
**OUTBUILDING 1**



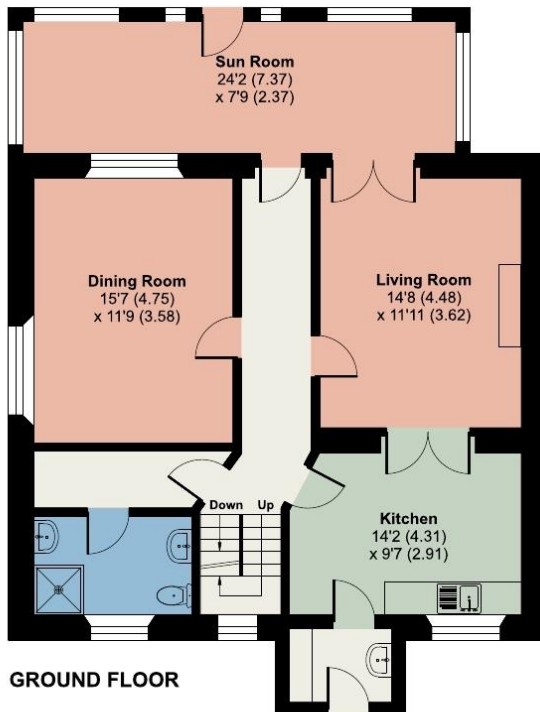
**OUTBUILDING 2**



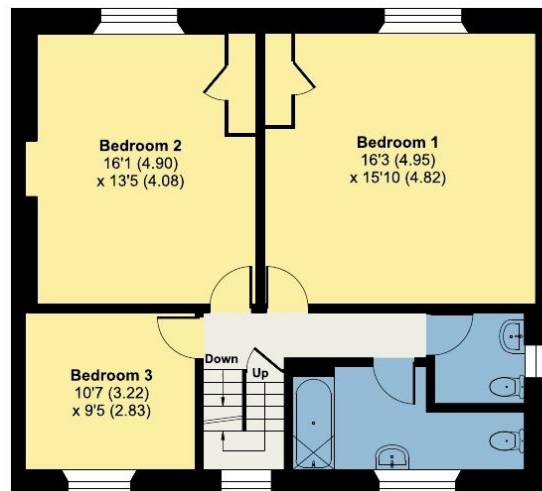
**OUTBUILDING 3**



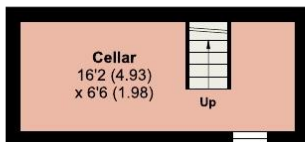
**SECOND FLOOR**



**GROUND FLOOR**



**FIRST FLOOR**



**CELLAR**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1279288

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