



## Greety Gate House Foxfield

Broughton, LA20 6BY

Don't miss out on this rare opportunity to purchase a period farmhouse boasting a stunning coastal location on the side of the World Heritage Site, Duddon Estuary. Briefly comprising of three double bedrooms (all en-suite), two open-plan reception rooms, and an extensive first floor reception room/bedroom, conservatory, this house offers a wide range of uses - from subletting to working from home or even creating a flatlet above the double garage. The home also benefits from quick access to the railway, making nearby towns easily commutable. Contact us today for more information!

**Offers In The Region Of £585,000**

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- Period Farmhouse
- Stunning Coastal Location
- Three En-Suite Double Bedrooms
- Conservatory
- Double Garage
- Council Tax Band - see additional information

## Entrance Hall/Foyer

16'7" x 8'0" (5.071 x 2.463)

## Reception Room

33'4" x 15'5" (10.167 x 4.714)

## Living-Dining Room

24'5" x 13'9" (7.461 x 4.198)

## Kitchen

11'8" x 9'2" (3.558 x 2.818)

## Mezzanine-Stairway

16'7" x 8'0" (5.069 x 2.451)

## Utility Room

11'7" x 6'9" (3.532 x 2.075)

## Conservatory

15'2" x 13'1" (4.639 x 4.011)

## Side Entrance-WC

8'8" x 3'11" (2.656 x 1.198)

## Bedroom One

24'4" x 22'4" (7.440 x 6.822)

## En-suite B1

7'2" x 6'9" (2.192 x 2.068)

## Bedroom Two

13'10" x 13'1" (4.238 x 4.003)

## En-suite B2

10'11" x 7'2" (3.333330 x 2.191)

## Bedroom Three

13'9" x 13'1" (4.208 x 4.001)

## En-suite B3

11'0" x 6'11" (3.378 x 2.126)

## Double Garage

22'2" x 15'7" (6.764 x 4.771)

## Additional Information



[Directions](#)







# Floor Plan



Corrie and Co aim to sell your property at the best possible price in the shortest possible time. We have developed a clear marketing strategy to ensure that your property is fully exposed to the local, regional and national market place and we are confident that we can provide a marketing service second to none. Our Sales Team offer:

- Full colour contemporary sales literature with floorplans
- A full programme of local / regional advertising and promotion on the Corrie and Co and Rightmove websites
- 24/7 promotion in our Barrow, Ulverston and Millom offices
- Professional viewing service and prompt feedback
- Experienced, friendly staff
- Eye catching 'For Sale' board

To ensure your move is looked after, we can help you with an Energy Performance Certificate and arrange a free mortgage and finance review. We also provide a competitive No Sale – No Fee conveyancing service with well known and trusted local solicitors. Our valuation and sales advice is impartial, completely free with no obligation.

Unlike many High Street Estate Agency chains, Corrie and Co are wholly independent and can therefore recommend the mortgage and lender that is most suitable for your needs. Our aim is to provide quality advice and expertise at all times so that you can make an informed decision every step of the way.

