







# **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
- Conservatory

- Stunning Coastal Location
- Double Garage

- Three En-Suite Double Bedrooms
- 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" x3'11" (2.656 x1.198)

#### **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** 









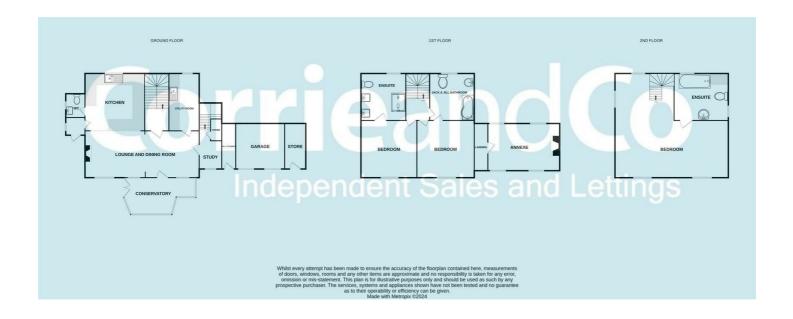








#### Floor Plan

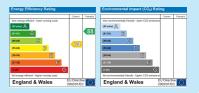


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