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INDEPENDENT SALES & LETTING AGENTS



Briar Bank

Broughton-In-Furness, LA20 6AX

Offers In The Region Of £399,500



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An impressive, detached traditional period house in need of renovation, set within an idyllic, unspoiled hamlet in the Lake District National Park, within the Lickle Valley. Boasting solid fuel heating, some double glazing, and a wealth of character features throughout. The property offers gardens to the side and rear, along with convenient off-road parking. A fantastic opportunity to restore a charming home in a sought-after location. No onward chain.

The lounge greets you with front and side-facing windows that fill the space with natural light. The focal point of the room is the built-in fire surround with a recessed area for a fire, complemented by a stone hearth and slate surround. This room also features both pendant and spotlight lighting. The second reception room, with its double-glazed patio door leading to the side garden, showcases an inclined ceiling and exposed beams, creating a charming atmosphere. Reception/bedroom three also has windows to the front and side, along with exposed beams, and is a well-proportioned space.

The kitchen/diner is a traditional farmhouse style with a front-facing window and two side-facing windows. Fitted with timber base cupboards, pine worktops, and knob handles, the kitchen also boasts a twin bowl sink with a chrome mixer tap, a cream Aga with electric hobs and ovens, and space for a fridge and dishwasher. Pine flooring and exposed ceiling beams enhance the rustic charm. Adjacent is the utility room, offering open shelving, pine flooring, and a handy power point for additional appliances. Off the inner hall, there's a ground floor WC and a shower room fitted with a white three-piece suite, including a Triton electric shower.

Upstairs, the master bedroom features twin-aspect windows, exposed beams, a skylight window, and inclined ceiling edges, giving it a cozy and unique character. Bedroom two offers front-facing windows, loft access, and exposed beams. The traditional bathroom features a low-level flush WC, wash basin set in a wooden cupboard, a bath, and a built-in cupboard housing the water cylinder with plumbing for a washing machine.

Externally, the property faces a hardscape road at the front. The rear offers a level patio area and an inclined grassy garden bordered by trees and shrubs. There is also a walled garden with a central lawn, defined borders, and a chipping area for outdoor furniture. A side pathway leads from the front lane to the garden, which adjoins open fields with scenic outlooks.

Lounge

15'1" x 10'9" (4.60 x 3.30)

Reception Two

10'5" x 7'2" (3.20 x 2.20)

Reception Three/Bedroom Three

11'9" x 12'1" (3.60 x 3.70)

Ground Floor WC

Kitchen Diner

24'7" x 15'8" (7.50 x 4.80)

Utility Room

9'10" x 7'2" (3.00 x 2.20)

Inner Hall

extends to 6'10" (extends to 2.10)

Ground Floor Shower Room

9'10" x 3'3" (3.00 x 1.00)

First Floor Landing

extends to 16'0" (extends to 4.90)

Bedroom One

16'8" x 16'4" (5.10 x 5.00)

Bedroom Two

11'9" x 6'6" (3.60 x 2.00)

First Floor Bathroom

11'5" x 7'2" (3.50 x 2.20)

Exterior



- Set within the Lake District National Park
 - No Onward Chain
- Characterful Features Throughout
 - Ideal Investment Opportunity
- Quaint, Uninterrupted Hamlet
 - Gardens and Off Road Parking
 - Scenic Views
 - Council Tax Band - E



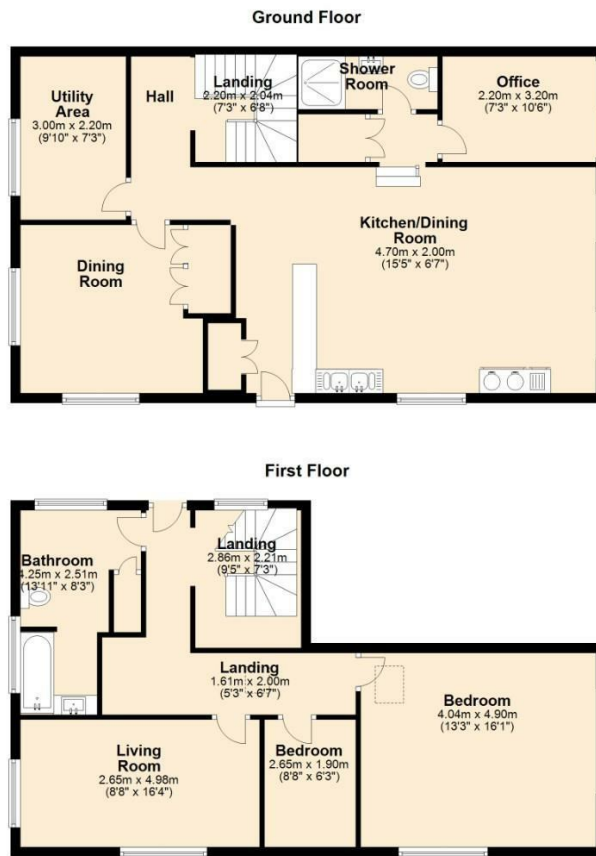
Road Map



Terrain Map



Floor Plan



BRIAR BANK, BROUGHTON

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, over many years, to ensure your property is exposed to all social media platforms, Rightmove, Zoopla and our own Corrie and Co website.

We also offer:

- Professional Photography
- Full promotion, throughout all our branches
- Experienced, qualified, friendly staff
- Full viewing service with feedback

To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services.

We are local, family run business who are wholly independent which means we can recommend services to most suit your needs. Our aim is to provide quality advice and expertise at all times, so you can make an informed decision.

