



## **Briar Bank, Cragg Cottage & Land Broughton-In-Furness LA20 6AX** **Offers In The Region Of £625,000**

A superb opportunity to acquire two charming, characterful cottages plus approximately 3.37 acres of land with frontage to the River Lickle. Nestled in a peaceful hamlet with the renowned Blacksmith's Arms gastropub, and only a short drive from the village of Broughton-in-Furness and its amenities, this property offers a versatile and unique investment. With no upper chain, these cottages present fantastic potential—ideal for holiday home investors, multi-generational living or home working. The surrounding land provides ample space for gardening, fishing, outdoor pursuits, or further development (subject to permissions). Don't miss out on this rare countryside retreat—contact us today to arrange a viewing!







## **BRIAR BANK**

**Lounge 49'6" x 35'9"**

**Reception Two 34'5" x 23'7"**

**Reception Three/Bedroom Three 39'0" x 39'8"**

**Ground Floor WC**

**Kitchen Diner 81'0" x 51'10"**

**Utility Room 29'10" x 23'7"**

**inner Hall extends to 52'5"**

**Bedroom One 55'1" x 53'9"**

**Bedroom Two 39'0" x 21'7"**

**First Floor Bathroom 37'8" x 23'7"**

**Exterior**



## **CRAGG COTTAGE**

**Entrance Hall 6'0" x 4'8"**

**Living Room 15'8" x 15'2"**

**Kitchen 17'4" x 4'6"**

**Dining/Sitting Room 10'2" x 8'6"**

**Landing 14'1" x 5'7"**

**Bedroom One 15'10" x 10'10"**

**Bedroom Two 11'1" x 7'10"**

**Bedroom Three 10'0" x 9'9"**

**Bathroom 7'4" x 5'9"**







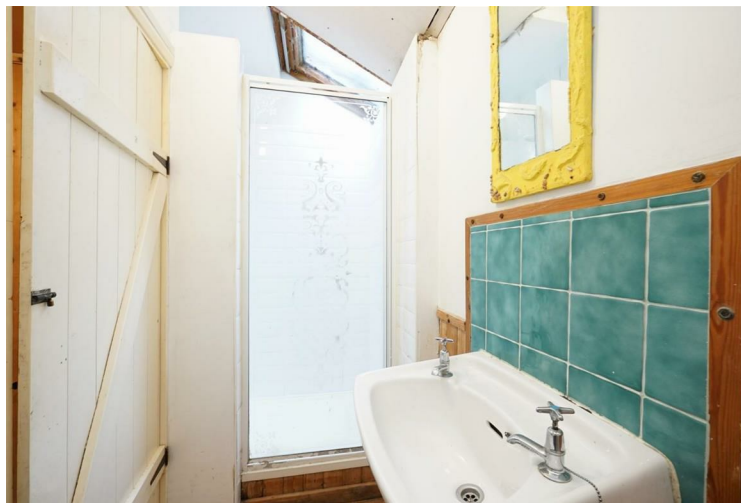


- Exciting Investment Opportunity
- Circa 3.37 Acres of Additional Land
  - Short Drive to Amenities
  - Next to the River Lickle
- Council Tax Band (Cragg Cottage) - D

- 2 Adjacent Cottages
- Picturesque Countryside Views
  - No Upper Chain
- Grade II Listing for Cragg Cottage
- Council Tax Band (Briar Bank) - E

















## BRIAR BANK

### Ground Floor



### First Floor



BRIAR BANK, BROUGHTON

## CRAGG COTTAGE

### GROUND FLOOR



### 1ST FLOOR



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.

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very energy efficient - lower saving costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
102-151 <b>A</b>			102-151 <b>A</b>		
81-101 <b>B</b>			81-101 <b>B</b>		
62-80 <b>C</b>			62-80 <b>C</b>		
43-61 <b>D</b>			43-61 <b>D</b>		
22-42 <b>E</b>			22-42 <b>E</b>		
9-21 <b>F</b>			9-21 <b>F</b>		
1-8 <b>G</b>			1-8 <b>G</b>		
Not energy efficient - higher saving costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		