



PRICE £395,000

**SEATTLE COTTAGE, SEATTLE, FIELD
BROUGHTON, GRANGE-OVER-SANDS,
CUMBRIA, LA11 6HT**

An attractively presented Grade II Listed former farmhouse, situated within the peaceful rural hamlet of Seattle. The property has been sympathetically developed, whilst retaining character and charm to create a wonderful family sized home. Complete with surrounding garden areas and a large garage barn/workshop, this property must be viewed to be appreciated. No Upper Chain.



3



2



2



Garage &
Driveway
Parking

Lounge



DIRECTIONS

satnav users enter: LA11 6HT

what3words app users enter: calibrate.barefoot.grips

LOCATION

Situated within the scenic Cartmel Valley, Seatle is a peaceful rural hamlet, nestled on the outskirts of Field Broughton and surrounded by woodland and open farmland. A short drive away is the foot of Lake Windermere and the villages of Newby Bridge and Backbarrow which have a variety of amenities including a doctor's surgery and primary school. There are also a number of hotels with spa and leisure facilities including The Whitewater, The Swan and Newby Bridge Hotel, along with the historic Lakeside & Haverthwaite Steam Railway and the Lakeside Aquarium.

DESCRIPTION

Seatle Cottage is an early 17th Century, Grade II Listed property, which has been sympathetically developed over the last 500 years. Originally a working farmhouse with an attached barn and granary, the cottage now boasts two reception rooms, a large kitchen and porch with a separate WC to the ground floor and three double bedrooms, with a master en-suite and separate family shower room to the first floor.

Outside, there are three separate lawn areas and a substantial barn attached, which could be developed or incorporated into the main property, subject to the relevant planning consents.

The property is approached via a stone-chipped drive, providing off road parking for several vehicles. The drive extends down to an attached barn, providing secure parking for additional vehicles, or alternatively storage. The property can be entered via a side porch off the drive or alternatively via the front door accessed from the front garden.

Stepping through the front door, you walk into a light and airy hall with feature wood panelling along one wall. There are stairs ascending to the first floor and doors leading to the lounge and kitchen.

The lounge is a spacious reception room, which extends the full depth of the property and is bathed in natural sunlight from dual aspect windows overlooking the front and rear gardens. There are original painted beams and a built-in cupboard positioned alongside a multi-fuel stove.



Kitchen

Bedroom One (with en-suite bathroom)



Across the hall is the kitchen, fitted with a range of storage units and a complementary three-sided worktop, which incorporates a single drainer sink with a mixer tap. There is a built-in Rayburn multi-fuel range cooker with two hot plates and two ovens which also heats the hot water and provides some heating upstairs in the main bedroom and the shower room. There is also space for an electric oven, dishwasher and under-counter fridge. The room can also accommodate a small breakfast table and four chairs.



Located off the kitchen is a formal dining room, which could be utilised as a snug if preferred. The kitchen also provides access to a porch with plumbing for a washing machine and access to a separate WC with a wash hand basin.

Stairs from the hall ascend to the first floor landing, leading to three double bedrooms and a shower room. The master bedroom is a generous sized double, tastefully decorated with neutral décor and a feature wallpaper. There is space for freestanding wardrobes, access to the loft and an en-suite bathroom.

The en-suite is fitted with a three piece suite, comprising of a bath with a wall-mounted mixer shower, a WC and wash hand basin with vanity storage below. A cupboard within the room houses the water cylinder with immersion heater.

The second bedroom is located at the end of the landing and is a good sized double room, which benefits from built-in wardrobes, overhead cupboards and open shelving. The third bedroom is also a good sized double, with space for freestanding wardrobes etc.

The shower room is fitted with a three-piece suite and comprises of an enclosure with an electric shower, a WC and pedestal wash hand basin.

Outside, to the front of the property there is a lawned garden with colourful shrub borders, enclosed within a low lying stone wall boundary.

The rear garden is split into two areas, there is one at the top of the drive that has a stone outbuilding, and the other can be accessed via a gate or through the attached barn. This garden is larger in size and includes mature bushes and an original well.

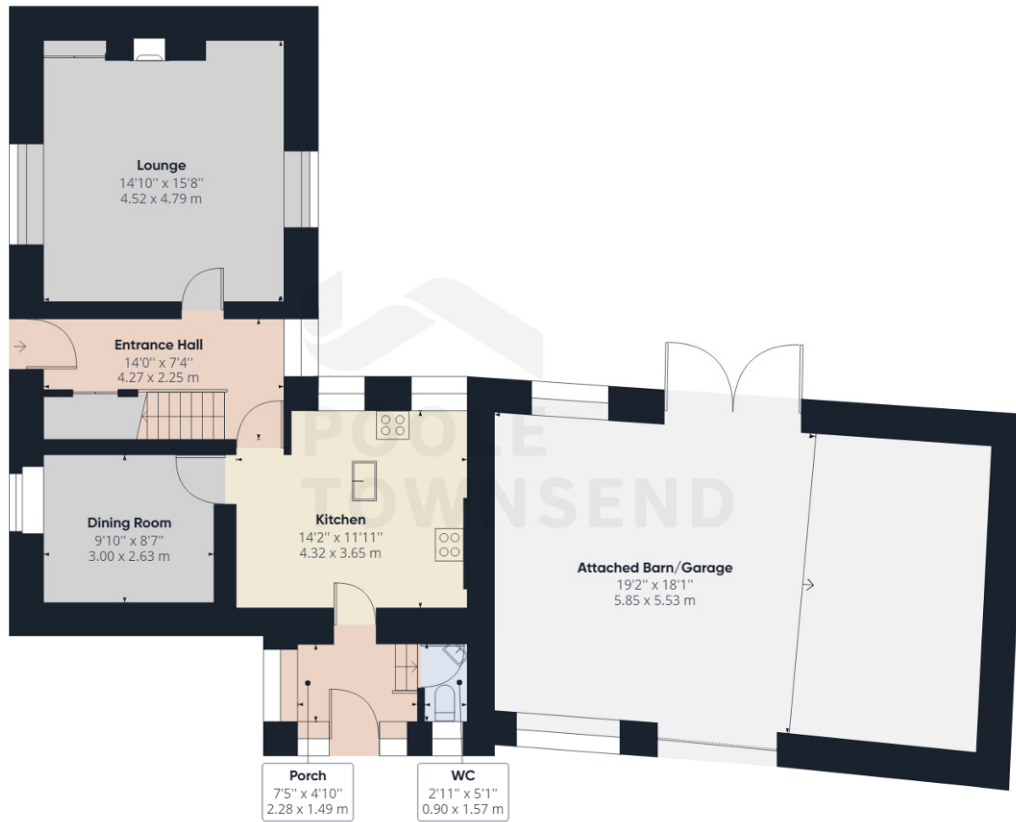


Bedroom Three

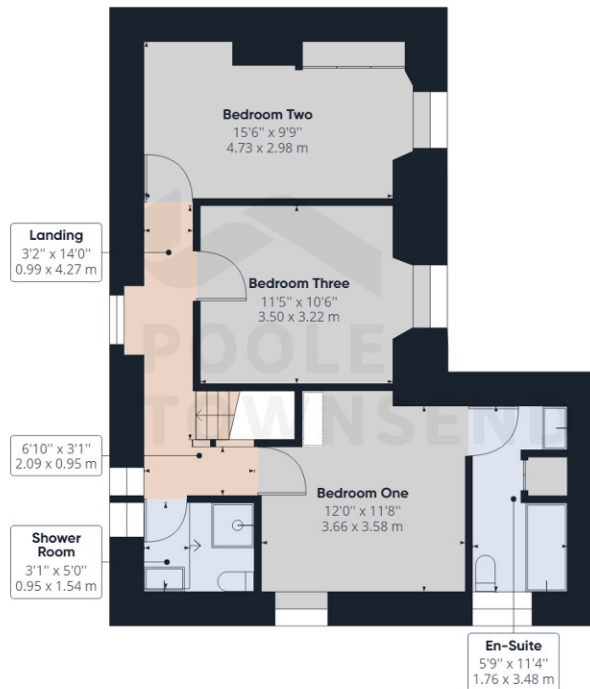
Rear Garden - Located at the End of the Drive



Property layout



Ground Floor Building 1



Floor 1 Building 1

You'll know when it feels like home



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Additional information

Council Tax Band: E
Local Authority: South Lakeland District Council
Services: Mains water and electricity. Drainage to a septic tank. Electric night storage heating. Rayburn multi-fuel range cooker heats hot water.
Tenure: Freehold
EPC Rating = F

Your mortgage arrangements

Poole Townsend Solicitors Ltd are able to help you choose from the many mortgage and life insurance products available. Please contact one of our Independent Advisers for an appointment. Your home may be repossessed if you do not keep up repayments on your mortgage. Poole Townsend are Independent Financial Advisers authorised and regulated by the Financial Conduct Authority. Authorised and regulated by the Solicitors Regulation Authority No. 647087.

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