



**PRICE £450,000**

**BROADWATER FARMHOUSE, BROADWATER FARM, BOOTLE STATION, MILLOM, CUMBRIA, LA19 5XQ**

This substantial, farmhouse-style property offers modernised and well-presented accommodation that extends over three floors, boasting fabulous proportions throughout, an en-suite master bedroom plus versatile living accommodation. There is also plenty of off-road parking, a substantial outbuilding, gardens and fabulous views to the rear.



5



2



3



Off Road  
Parking



## Lounge



### DIRECTIONS

What3words: postings.printout.walked

### LOCATION

Broadwater Farmhouse is situated in a stunning rural location on the west coast of Cumbria and within the Lake District National Park. The property is just a short walk away from the Cumbria Coastal Path, and less than a mile away from the railway station and community centre. The neighbouring village of Bootle has a primary school and a general convenience store with a postal service.

The nearest major town is Millom which is south from Bootle Station which can be reached via the A595 or by the railway line. Millom offers schools catering for all ages from pre-school through to secondary school plus shops including small independent retailers, a Nisa Local and a Tesco superstore. There are a wide choice of eateries along with an off-licence, pharmacy, petrol station and car services etc.

### DESCRIPTION

Broadwater Farmhouse is situated in a stunning rural position in a farmyard-style setting, with just two neighbouring properties.

This picturesque location falls within the Lake District National Park and is just a short distance away from the Cumbria Coastal Path.

This individual, detached property has been beautifully upgraded over recent years by the current owner. The accommodation is both superbly proportioned and extensive, expanding over three floors, with many of the rooms enjoying the fabulous rural vista.

The central entrance door leads you directly into the first of the reception rooms, which would be an ideal lounge, with a slightly smaller family room situated alongside. The inner hallway has a door to the rear elevation that takes you into the garden, and a further internal door that takes you into the superbly proportioned and open plan dining kitchen.

The dining kitchen runs the full depth of the property providing a generous sized dining space that overlooks the garden, as well as having direct access onto the side patio.



Kitchen Area



## Bedroom Two (First Floor)



The kitchen area offers extensive cupboard and drawer storage, with the panelled door fronts having a light beech-effect finish with a matching trim and a contrasting coloured work surface that incorporates a single drainer sink with a mixer tap. The kitchen is equipped with an integrated double oven and grill, a halogen-style hob and cooker hood plus a built-in dishwasher. There is also space for an upright fridge/freezer. There is also a breakfast bar area offering informal dining for up to four people.

Adjacent to the kitchen and with stepped access, there is a laundry room which has plumbing for a washing machine, space for a clothes dryer and a large double cupboard for storage. The oil-fired boiler is also located within the laundry room, which has a high-level skylight overhead providing natural light and ventilation.

There is also access from the laundry room into the ground floor bathroom which offers a three-piece suite including a pedestal wash basin, WC and an inset bath with a tiled surround.

The first floor landing provides access to the first four bedrooms and the family bathroom, and also to an enclosed staircase that leads up to the loft bedroom.

All four of the bedrooms on this floor are generous sized double rooms, with the two rooms at the rear enjoying stunning open views.

Completing the accommodation on this floor is the family bathroom, which has a tiled finish to the floor and to the walls in a contrasting tone to that of the sanitary ware and also having a decorative mosaic-effect border tile. The suite includes a pedestal wash hand basin, a close-coupled WC and an inset bath which has a mixer shower installed above and a glazed shower screen alongside. There is also a chrome coloured ladder-style radiator and an extractor fan unit.

The second floor loft bedroom provides an impressive master bedroom suite, which has a vaulted ceiling throughout with many exposed timbers. The room has skylights to the sloping roof line of the front elevation and a dormer-style window to the rear that offers an unobstructed panoramic view across the neighbouring farmland.



**Bedroom One (Second Floor) – with en-suite shower room**



## Bedroom One (Second Floor) – with en-suite shower room



The en-suite shower room, which is also impressive in size, is naturally light with a dormer window to the rear offering the same stunning view, whilst also accommodating a wash basin that has multiple cupboard and drawer storage beneath. The suite also includes a close-coupled WC and a double shower enclosure with a sliding door and mixer shower fitted within. There is an extractor fan to the external wall and a ladder-style radiator.

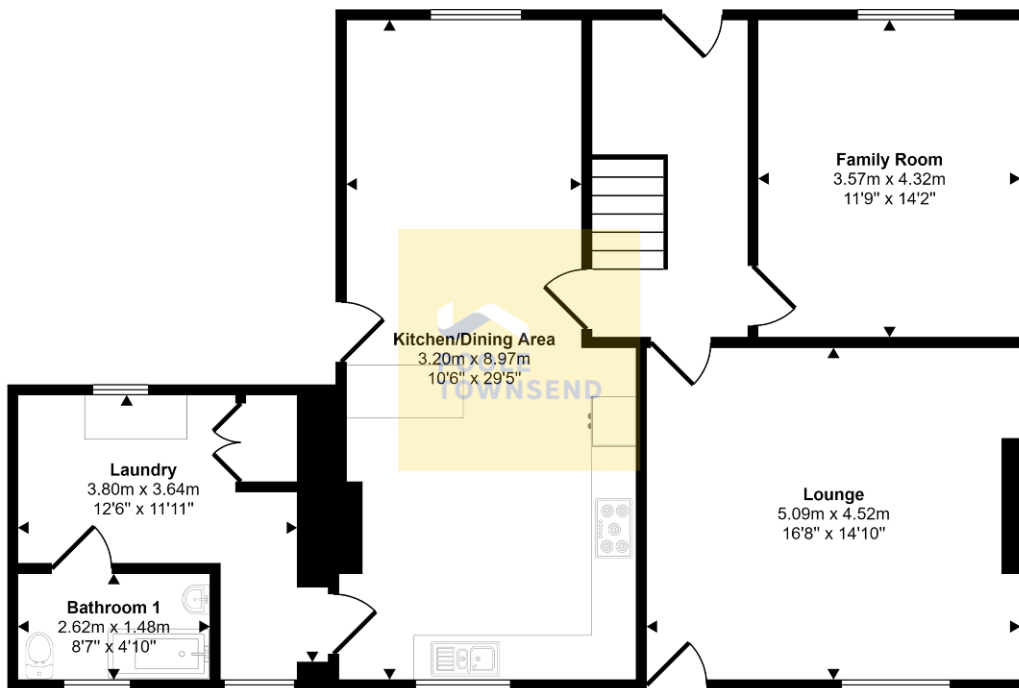
Externally, there are fully enclosed gardens that are mainly laid to lawn that wraparound both sides of the property and across the rear. There is also a private patio which has direct access into the house via the kitchen.



There is plentiful parking immediately outside of the property within the courtyard-style setting.

The property also has the distinct benefit of a substantial store building that could be developed to provide garaging for a vehicle.

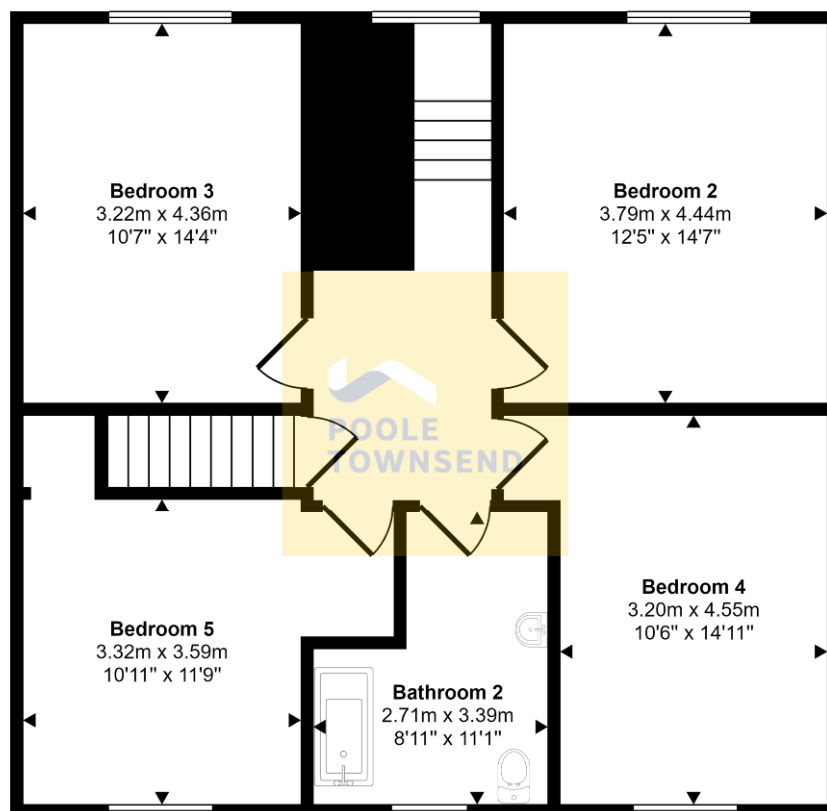
## Property layout



### Ground Floor

Approx 100 sq m / 1072 sq ft

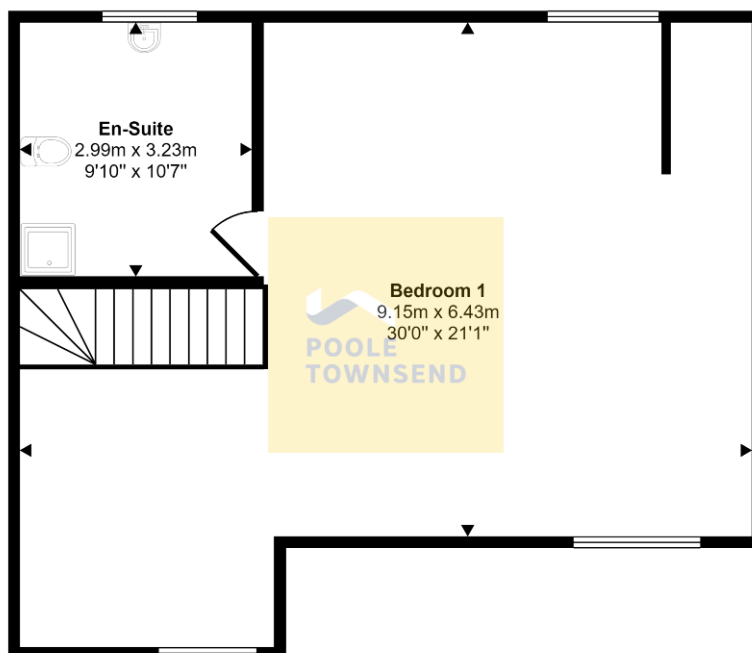
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### First Floor

Approx 86 sq m / 927 sq ft

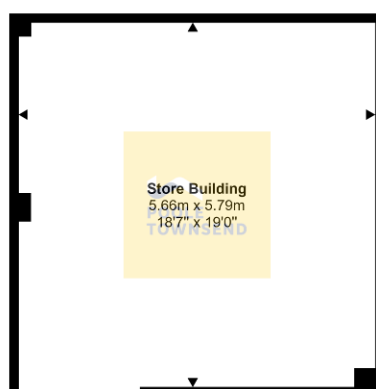
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## Second Floor

Approx 64 sq m / 686 sq ft

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## Store Building

Approx 33 sq m / 352 sq ft

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Your viewing appointment is on \_\_\_\_\_

### Additional information

Council Tax Band: TBC  
Local Authority: Copeland Borough Council  
Services: Mains electricity and water. Drains to septic tank. Oil supply for the boiler.  
Tenure: Freehold

EPC Rating = E

### Your mortgage arrangements

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