



Bank End Cottage

Bank End, Broughton-in-Furness, LA20 6DR

Guide Price £390,000

Bank End Cottage

Broughton-in-Furness

A traditional characterful Lakeland property located in the most beautiful setting within the Lake District National Park in Duddon Valley. This homely cosy, well proportioned residence offers three bedrooms, house bathroom and ample living accommodation with double glazing through out and will make a wonderful family home or holiday residence. This unique property also benefits from generous outdoor spaces of garden, vegetable patch and patio, off-road parking and an everchanging outlook over countryside and woodland.

Situated in the beautiful Duddon Valley, which is a peaceful and unspoilt area in the southwest corner of the Lake District National Park. Nestled between Coniston and Eskdale, the valley was a favourite of the poet William Wordsworth, and has often been called a "hidden gem". It is set amongst the beautiful Furness and Dunnerdale fells and close to the picturesque village of Broughton-in-Furness (approx 1 mile) which has previously been voted Village of the Year in 2002 and has an excellent community with cafes, pubs, local shops and bakery. The property is also close to the market town of Ulverston.

The popular Blacksmiths Arms in Broughton Mills is only 3 miles away and the Newfield Inn in Seathwaite, 6 miles away, Coniston is 9 miles and Ambleside is 18 miles away. There are good road links via the A595 and A590 trunk road connecting it to the M6, Barrow-in-Furness and north to Scotland.





Accommodation

Hardwood semi glazed front door leading into cloaks area with high placed window providing light and useful recessed cupboard for cloaks and boots. Stone flagged floor and slate shelf.

Step down to;

Living Room

Dual aspect room with characterful beams in abundance. Welcoming wood burner stove sat on a raised slate hearth with slate lintel. Perfect picture window framing views over the garden and to the countryside. Recently laid Lonsdale slate floor with stained pine doors. Stained glass internal panel. Wall mounted consumer unit.



Kitchen

Traditional wood effect wall, tower and base units with ceramic knobs. Inset Belfast sink with brass effect mono tap. Green Lakeland slate polished worktops and upstands with wonderful open service hatch to dining room with view over the garden. Integrated appliances include full height fridge and freezer and slimline dishwasher. Feature slate tiled wall with three oven LPG cream Aga. Plumbing for washing machine. Characterful beams with deep windowsills to enjoy the views towards the countryside. Lonsdale slate floor and exposed beams and a cosy reading corner set in a handy recess.

Steps up to;



Dining Room

Dual aspect room providing plenty of light and delightful views over the garden and patio. Exposed beams and built in low storage cupboard. Lonsdale slate floor and rear semi glazed hardwood stable door to the garden.

Open staircase from the lounge with useful open understairs recess, perfect for extra storage and small understairs window looking over the rear patio.

Leading to:

First Floor

Bathroom

White three piece suite comprising of freestanding bath with claw feet and a rainforest shower over with a glazed shower screen. Victorian pedestal wash hand basin and WC with low level flush. Deep windowsill with views over the countryside. Wood effect floor and exposed beam. Majority wall tiled.

Hall and Landing

Characterful exposed beams and cruxes. Large built in airing storage cupboard with LPG gas central heating boiler. Generous wide window offering plenty of light with views over the rear garden and surrounding countryside.

Master Bedroom One

A generous size from front to back with a dual aspect and well placed window seats. Wonderful picture window at the rear to enjoy views over the garden to the countryside. Exposed beams.

Front bedroom Two

Double room with exposed beams.

Front Bedroom Three

L-shaped room with exposed beams.

Loft

Boarded and insulated. With a pull down loft ladder for easy access.





Outside

Generous outside areas include flagged patio, tended lawn, natural areas with raised vegetable patch and some delightful mature shrubs and bushes. Shed with electric plus a stone store, super for storage. Gravelled parking for two vehicles. Bulk LPG Gas tank buried in garden and private septic tank and pump.

Tenure

Freehold.

Services

Mains and electric. Compliant sewerage treatment plant.

Council Tax Band

E

Broadband

Standard download speed of 30 Mbps and upload speed of 3 Mbps as per the Ofcom website.

Directions

Approaching from the M6, leave the motorway at junction 36 and follow the A590 westbound (signed Barrow) to Greenodd. Turn right on the A5092 to Grizebeck and take the A595 to Broughton-in-Furness. Pass round the village to the junction, go down the hill and turn right immediately prior to the traffic lights and Duddon Bridge. Continue up the valley road and the property can be found on the left down a small drive.

What3words

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Floor 0



Floor 1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E		
21-38	F	31 F	
1-20	G		

Viewing is strictly by appointment with the sole agents
 The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.