



Hobkin Ground House, North Side

Broughton Mills, Broughton-in-Furness LA20 6AU

Guide Price £399,000

Hobkin Ground House, North Side

Broughton Mills

Hobkin Ground House (North Side) is a substantial five bedroom semi detached property offering extremely spacious and generously proportioned accommodation spread over three floors. We believe the house was originally built in the Victorian period, as a 'gentleman's residence', then extended about 1930 or 1940, and divided into two dwellings in 1973. Although the property does require significant modernisation, it has immense potential. It is highly versatile, offering two reception rooms plus reception hall, five large double bedrooms including one en-suite, and a house bathroom. The majority has UPVC double glazing.

The house has numerous distinct original features including high ceilings, some original inset fireplaces and exposed floorboards. The property is situated in an attractive location with a delightful, far-reaching, southwest facing front aspect and lovely fell and country views to the front, side and rear. The grounds are manageable and the attractive outside space includes the former tennis court to the front and further land to the side and rear. There is generous parking to the front and rear, including an old garage/car port.

The property would be equally suitable as a main residence, second home or holiday let.





Located in the tiny hamlet of Broughton Mills, Hobkin Ground House is nestled in the beautiful and secluded Lickle valley; a peaceful and unspoilt area in the southwest corner of the Lake District National Park, south of Coniston. Set amongst the beautiful Furness and Dunnerdale fells, it is close to the village of Broughton-in-Furness (approx. 2.5 miles). There are good road links via the A595 and A590 trunk road connecting to the M6, Barrow-in-Furness and north to Scotland. The valley can be approached from the heart of the Lake District from Coniston (approx. 8 miles) or Ambleside (approx. 16 miles).

Hobkin Ground House offers ample country walks from the doorstep, with the traditional and award winning Lakeland inn 'The Blacksmiths Arms' being only a 5 minute walk down the road.

Directions

Approaching via 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 through the village, taking the A593 towards Coniston for approximately 1 mile. Turn left, (signposted Broughton Mills). After about 1 mile, pass the acclaimed 'Blacksmiths Arms' on the left, continue for approx. 100m and take the right hand turn before the bridge. Proceed up the hill for 500m and Hobkin House drive is the first on the left hand side.

Accommodation

Front door leading into;

Porch

With slate tiled floor and cill. Internal glazed door leading into;



Reception / Wide Hallway 17'2 x 7'2 (5.22m x 2.18m)

A highly useful area which could make an ideal study area.
Leading to;

Living Room 18'2 x 18'1 (5.54m x 5.52m)

An extremely spacious dual aspect room with substantial feature solid fuel stove sat on a slate hearth. Attractive south west facing country views across the gardens.

Kitchen/diner 17'6 x 16'5 (5.32 x 5.01m)

A spacious room with basic selection of wall and base units. 2.5 stainless steel sink unit with mixer tap, plumbing for washing machine and dishwasher, Oil fired Rayburn, Country views and pantry with cold slab and shelving, electric meter and fuse box. Rear door leading to rear porch with quarry tiled floor. Kitchen also leading to;



Dining Room 17'4 x 14'11 (5.29m x 4.54m)

A large room with attractive feature original Victorian tiled floor, window seat with garden views and open staircase leading to;

First Floor

Landing with night storage heater, loft hatch and ladder to a partially boarded loft providing ideal storage facility with conversion possibilities.

Front Bedroom One 18'3 x 11'3 (5.55m x 3.43m)

A double dual aspect room enjoying country views with fitted wardrobe/airing cupboard.



En Suite

A spacious room with four piece suite comprising of panelled bath, pedestal wash hand basin, bidet and WC. Half wall tiled with heated towel rail and extractor.

Front Bedroom Two 17'2 x 14'9 (5.22m x 4.49m)

Large double room with exposed floor boards, window seat providing attractive country views. Inset cast iron fire.



Rear Bedroom Three 17'11 x 16'6 (5.45m x 5.03m)

Generously proportioned double, dual aspect room with original inset fire with tiled hearth and surround. Benefitting from lovely views up the valley including from the two window seats. Built-in wardrobe and wash hand basin.

Family Bathroom

Spacious three piece suite comprising of panelled bath with shower attachment, WC and pedestal wash hand basin. Part wall tiled with fitted cupboards housing cylinder. Exposed floor boards.

Second Floor

Landing with night storage heater.

Front Bedroom Four 14'10 x 13'5 (4.52m x 4.09m)

Double room with high ceiling and dormer window. Eaves storage.



Rear Bedroom Five 14'3 x 11'3 (4.35m x 3.43m)

Double room with high ceiling and dormer window. Eaves storage.



Outside

The property is approached via a wooden gate to the front drive which the property owns. Please note the attached property does have right of way across and equally Hobkin Ground House, North Side has a right of way across the neighbours drive allowing access to the rear garden, both on foot and vehicular. To the front the property own the former tennis court which as one might expect is a delightful level lawn area enjoying a superb sunny south West facing aspect and country views. Small patio are with steps leading to the side and a highly useful under croft with electric which is ideal as a potting shed or workshop and provides access under the property. To the rear is further parking, garage/ car port and additional over grown garden with small stream on the boundary bordering open countryside. Outside WC.

Services

Mains electricity.
Shared private water and drainage, septic tank.
Partial oil fired central heating (ground floor) and night storage heating.
Vacant possession on completion.

Tenure

Freehold

Council Tax

Band F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E		
(21-38)	F		27
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			



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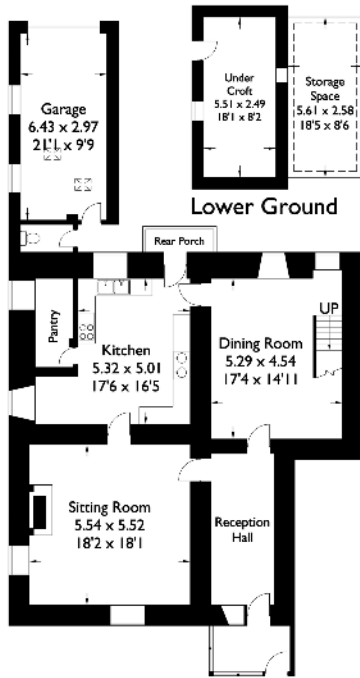
Hobkin Ground House, North Side

Approximate Gross Internal Area : 367.78 sq m / 3958.75 sq ft

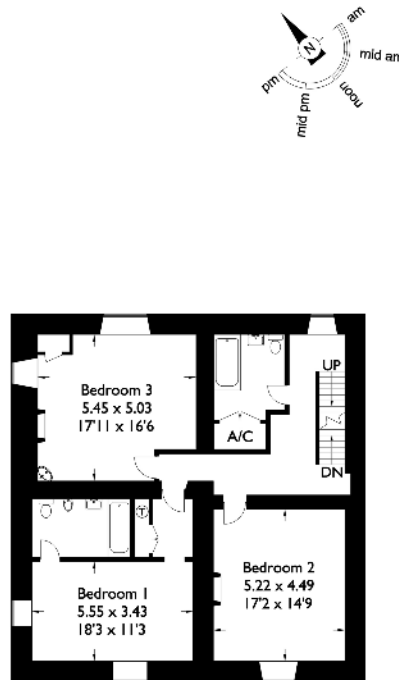
Garage : 19.09 sq m / 205.48 sq ft

Total : 386.87 sq m / 4164.23 sq ft

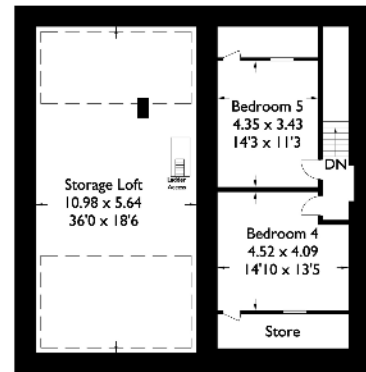
MATTHEWS
BENJAMIN



Ground Floor



First Floor



Second Floor



For illustrative purposes only. Not to scale.
Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

Restricted Head Height



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 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.