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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.



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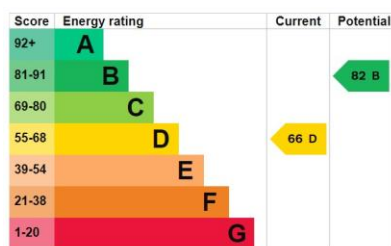
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GARAGE & PARKING



**Estate Agency Act 1979**

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# Jaywood House, Sandgap, Foxfield, Broughton-in-Furness, LA20 6BX

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Traditional Grade II listed period home believed to date back to the late 16th Century. Originally a farmhouse nestled on the edge of Broughton-in-Furness and offering a fine country home in a small courtyard hamlet setting.

We are advised the property has been fully restored in 2002 having been lovingly maintained and enjoyed by the current owners since then. Offering an immense amount of character with the convenience of modern facilities. There is a good sized garden plot with parking, garage and extensive gardens which are a particular feature of the charming home. Mullion windows, heavy beams and timbers and comprises of hall, lounge, dining room, breakfast kitchen with stable door to rear courtyard, utility room, WC with five double bedrooms, one with an ensuite and two bathrooms over two further floors. Gas central heating system, partial double glazing and offering a good standard of presentation throughout.

Convenient access to the nearby village of Broughton-in-Furness and it's amenities including Eccle Riggs (a locals membership facility) a short distance away, railway station at Foxfield with trains to both Barrow and up the West Coast.



#### DIRECTIONS

From the centre of Foxfield with the station on the left proceed in the direction of Broughton-in-Furness passing the small industrial estate on the left and when on the straight the turning into Sandgap and Jaywood House is on the right before you reach the turning to Eccle Riggs and Broughton.

The property can be found by using the following "What3Words"

<https://what3words.com/occupiers.cowboy.incoming>

#### GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: G

LOCAL AUTHORITY: South Lakeland district Council

SERVICES: Mains water, gas and electricity are all connected. Drainage is by way of a sewage treatment plant.









Accessed from the front through a beautiful traditional Oak style door with central glazed pane opening to:

#### HALL

Initial floormat entry area, heavily timbered ceiling and radiator. Wood internal doors with latch handles providing access to lounge, dining room, kitchen, utility room and half cellar storage area under stairs.

#### LOUNGE

16' 7" x 13' 7" (5.05m x 4.14m)

Heavy substantial beam features to ceiling, double glazed window to front with window seat, central feature fireplace with slate hearth housing multi fuel stove with wooden lintel above. Three wall light points, two radiators, electric light, power points and wiring for freesat TV dish.

#### DINING ROOM

17' 0" x 11' 7" (5.20m x 3.55m)

Substantial beam features to ceiling, wood framed double glazed window to front offering a lovely aspect towards the garden area, with a deep windowsill/window seat. Radiator, feature fireplace with slate hearth and wooden mantle shelf for decorative purposes, two wall light points, electric light and power points.

#### KITCHEN/BREAKFAST ROOM

13' 9" x 12' 9" (4.19m x 3.89m)

Fitted with an attractive modern range of base, wall and drawer units with pelmet lighting, composite marble effect work surface incorporating one and a half bowl sink and drainer with swan style mixer tap and upstands. Double glazed sash window offering a pleasant aspect to the communal courtyard. Stable door to rear, ample space for family sized table, inset lights to ceiling, radiator and light wood grain effect laminate flooring.

#### UTILITY ROOM

13' 2" x 10' 0" (4.01m x 3.05m)

Fitted with base and wall units with complementary work surfacing incorporating stainless steel sink unit with mixer tap. Wall mounted electric meter and circuit breaker. Recess and plumbing for washing machine, ample space for fridge/freezer, radiator and tiled effect vinyl flooring. Cupboard housing Vaillant Gas boiler for the central heating and hot water systems.

#### WC

Low level WC and wall hung wash hand basin. Fully tiled to walls, double glazed window and extractor fan.

#### FIRST FLOOR LANDING

Turn at the half landing with double glazed sash window and radiator.

#### MASTER BEDROOM

17' 0" x 10' 9" (5.20m x 3.30m)

Stripped wood flooring, heavily timbered and beamed ceiling, and mullioned window to front with secondary glazed pane offering a great outlook over the front garden and deep windowsill. Radiator, three wall light points and door to ensuite.

#### ENSUITE

11' 6" x 5' 0" (3.51m x 1.52m)

Fitted with the three piece suite in white comprising of glazed shower cubicle with thermostatic shower, pedestal wash hand basin with mirror glass shelf, shaver light above and WC. Strip wood flooring, half tiling to walls and mullion window to the front with secondary glazing overlooking the garden area.

#### BEDROOM

16' 11" x 11' 1" (5.16m x 3.38m)

Accessed through a Oak style pegged door, heavily beamed and timbered ceiling with traditional wooden peg hooks. Three wall light points, built in wardrobe with hanging rails, two radiators and electric light. Mullioned window to front with central double glazed pane with secondary glazing and deep sill.

#### BEDROOM

13' 11" x 13' 4" (4.24m x 4.06m)

Currently utilised as a home office and study with traditional wood flooring, modern sliding double glazed sash window and radiator.

#### INNER HALL

Door to walk in airing cupboard with factory insulated pressurized hot water tank and shelving rack.

#### BATHROOM

10' 8" x 8' 1" (3.26m x 2.47m)

Modern suite comprising of quadrant shower cubicle with tiled walls and Mira shower, bath with mixer tap, pedestal wash hand basin with illuminated mirror over and dual flush WC. Full tiling to walls, inset lights to ceiling, ducted extraction, wood style flooring, towel radiator and further radiator. Double glazed modern sash window offering an aspect beyond the courtyard over the surrounding countryside and Lakeland Hills beyond.

#### SECOND FLOOR LANDING

With spacious three quarter landing with double glazed sash window. Mian landing area with doors to eaves storage areas with roof lights, exposed beams and traditional Velux skylight. Doors to two further bedrooms, bathroom and storage cupboards one with hanging rail and shelf.

#### BEDROOM

17' 1" x 10' 7" (5.21m x 3.23m)

Double room with striped wood style flooring, exposed truss beam, additional beam features and mullion window with secondary glazing and window seat offering a beautiful aspect towards the garden. Traditional Velux skylight, radiator, electric light and power points.

#### BEDROOM

16' 6" x 10' 0" (5.03m x 3.06m)

Further double room with striped wood style flooring, exposed truss beam and additional beam features. Radiator, electric light, power points and two double glazed windows to front and side both with deeper sills.

#### BATHROOM

9' 8" x 7' 11" (2.95m x 2.42 m)

A lovely spacious bathroom serving the top floor fitted with a three-piece suite in white comprising a panel bath with glass shower screen and mixer tap shower, a WC and pedestal wash basin with glass shelf and mirror and shaver light above. There is half tiling to the walls with additional tiling to the shower wall, a double central heating radiator and inset lights to the ceiling. The room has an exposed beam feature and there is a single glazed mullion window with tile still, and extractor fan to the wall.

#### EXTERIOR

Ample off road parking both to front and rear with the front being gravelled and offering access to a detached garage. Additionally to the front is a flagged patio area offering a good degree of sunlight throughout the day with an area of lawn and borders to side.

To the side of the drive is a shaped box hedge giving access to a substantial lawn with apple tree, upper border garden area that is well stocked with a variety of shrubs, bushes and raised borders with rose bushes, lavender etc. Within this area is the sewage treatment plant shared with the neighbouring properties.

The path continues to an excellent vegetable garden area with raised beds beyond which is further area of orchard with plum, apple, and pear trees and additional trees around the perimeter.

Raised patio area offering a seating space with views towards Black Combe and beyond, fruit cage with current bushes etc. To the rear is additional parking and access to the side of the property with BBQ storage area and log store.

#### GARAGE

19' 10" x 11' 6" (6.05m x 3.51m)

Single garage with electric remotely operated door, light, power points and side door. plant.

