

## Duddon Bridge

**£700,000**

Duddon Gardens, Duddon Bridge, Broughton-in-Furness, LA20 6EU

Duddon Gardens is an exceptional mid Victorian detached home, set within the historic Duddon Hall Estate in the heart of the Lake District National Park. Combining timeless period character with modern comforts, it offers a lifestyle defined by tranquillity, space, and understated elegance.

Set within grounds of approximately 0.54 acres (STS), the property enjoys beautifully landscaped gardens with sweeping lawns, a large patio, and meandering pathways, creating a private and versatile outdoor retreat.

### Quick Overview

Beautiful Lakeland Views  
Spacious Reception Rooms  
Farmhouse Style Kitchen  
Three Double Bedrooms  
Two Occasional Attic Rooms  
Picturesque River Access  
Historic Estate Location  
Private Double Garage  
Beautiful Half Acre Plot  
Ultrafast Broadband Available



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Broadband  
Available



Off-Road Parking  
+ Garage

Property Reference: ULV1017



Porch



Living Room



Dining Room



Farmhouse Style Kitchen

**Property Description** Duddon Gardens is an exceptional mid Victorian detached home, set within the historic Duddon Hall Estate in the heart of the Lake District National Park. Combining timeless period character with modern comforts, it offers a lifestyle defined by tranquillity, space, and understated elegance.

Set within grounds of approximately 0.54 acres (STS), the property enjoys beautifully landscaped gardens with sweeping lawns, a large patio, and meandering pathways, creating a private and versatile outdoor retreat.

Accommodation has been thoughtfully arranged to balance relaxed family living with refined entertaining. A welcoming porch leads into the entrance hall, with the living room to the right, seamlessly connecting to a formal dining room that enjoys fabulous views over the garden and surrounding fells.

The farmhouse-style kitchen forms the central hub of the home, complete with a charming seating area for morning coffees and a staircase descending directly to the garden. A study area and downstairs WC add flexibility, while a small adjoining hallway gives access to the cellar, which extends across the full footprint of the house.

Upstairs, three generous double bedrooms feature elegant windows, flooding the rooms with natural light and framing picturesque outlooks. A bathroom and a separate shower room serve this level. From here, a staircase rises to the spacious attic floor, where two occasional attic rooms are arranged on either side of a central storage area, offering additional versatility for family, guests, or creative use.

Externally, a double garage provides both convenience and security. The gardens are a true highlight, with colour and interest throughout the seasons. The expansive patio is perfect for alfresco dining and entertaining, while winding trails offer a sense of seclusion. Just a short stroll from the property lies a charming stone bridge across the rapids of the River Duddon—a serene spot to pause and enjoy the natural beauty of this Lakeland setting.

Steeped in heritage, Duddon Gardens forms part of the historic Duddon Hall Estate, a setting rich with mid-Victorian architecture and an 18th-century iron furnace. Together, this creates an atmosphere of history, prestige, and timeless appeal.

Duddon Gardens is without doubt one of the most desirable homes in the LA20 postcode, an outstanding residence and a once-in-a-generation opportunity to own a true Lake District gem. Private accompanied viewings are strongly recommended to fully appreciate the elegance, setting, and lifestyle this property offers.

**Location** is key to the appeal. Duddon Bridge is a highly sought-after corner of the Lake District, combining a peaceful rural lifestyle with walking, hiking, and cycling directly from the doorstep. Local amenities include traditional pubs and a village hall, while the nearby market town of Broughton-in-Furness and Millom provide everyday conveniences.

What3words - <https://trifling.invested.acclaim>



Staircase and Hallway



Bedroom One



Bedroom Two



Bedroom Three



Occasional Attic Room One



Bathroom

Accommodation (with approximate measurements)

Ground Floor

- Porch 8' 11" x 6' 2" (2.72m x 1.88m)
- Entrance Hallway 9' 1" x 15' 6" (2.77m x 4.72m)
- Living Room 11' 11" x 18' 3" (3.63m x 5.56m)
- Dining Room 12' 1" x 13' 11" (3.68m x 4.24m)
- Kitchen 13' 0" x 9' 9" (3.96m x 2.97m)
- Hallway 5' 9" x 3' 10" (1.75m x 1.17m)
- WC 3' 3" x 7' 2" (0.99m x 2.18m)
- Study 9' 7" x 7' 9" (2.92m x 2.36m)
- Entrance Hallway 1' 11" x 4' 7" (0.58m x 1.4m)

First Floor

- Landing 2' 10" x 2' 10" (0.86m x 0.86m)
- Bedroom One 12' 0" x 13' 1" (3.66m x 3.99m)
- Bedroom Three 9' 10" x 12' 1" (3m x 3.68m)
- Bedroom Two 11' 11" x 13' 9" (3.63m x 4.19m)
- Hallway 2' 10" x 9' 10" (0.86m x 3m)
- WC 6' 3" x 5' 10" (1.91m x 1.78m)
- Bathroom 6' 3" x 8' 10" (1.91m x 2.69m)
- Storage 2' 10" x 5' 1" (0.86m x 1.55m)

Second Floor

- Landing 4' 2" x 6' 2" (1.27m x 1.88m)
- Occasional Attic Room One 12' 3" x 12' 7" (3.73m x 3.84m)
- Storage 7' 11" x 6' 5" (2.41m x 1.96m)
- Occasional Attic Room Two 12' 3" x 13' 8" (3.73m x 4.17m)

Cellar Rooms floor -1

- Cellar One 15' 1" x 9' 7" (4.6m x 2.92m)
- Cellar Two 9' 6" x 12' 11" (2.9m x 3.94m)
- Cellar Three 33' 3" x 7' 6" (10.13m x 2.29m)
- Cellar Four 14' 11" x 9' 5" (4.55m x 2.87m)
- Double Garage 17' 5" x 17' 10" (5.31m x 5.44m)

Services: Oil central heating and private stream water supply.

Septic tank is located in the adjacent field

Private water supply is shared and located at Logan Beck

Please note that due to updated regulations for septic tanks and private drainage facilities, interested parties may wish to seek independent advice on the installation. We can recommend several local firms who may be able to assist.

Tenure: Freehold (Vacant possession upon completion).

Council Tax: Council Tax Band G - Cumberland Council

Viewings Strictly by appointment with Hackney & Leigh.

Energy Performance Certificate: EPC The full Energy Performance Certificate is available on our website and also at any of our offices.

Rental potential If you were to purchase this property for residential lettings - POA calendar month. For further information and our terms and conditions please contact the Office.



External of Property



Views



Double Garage



**Material Information** Rights of access - from public road shared maintenance  
Rights of access for water supply and septic tank including access for maintenance  
Septic Tank - we have been advised the septic tank presently doesn't meet the new binding rules regulations but is in working order - more information on this is available at our office

**Anti-Money Laundering Check (AML):** Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Rear External

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