

# CorrieandCo

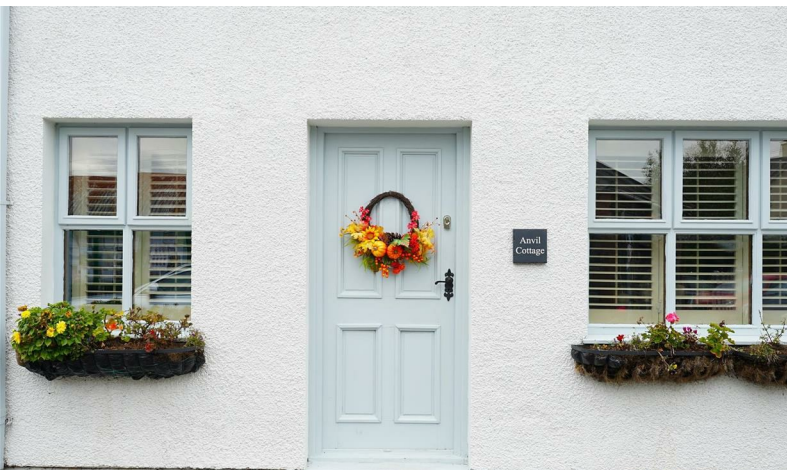
INDEPENDENT SALES & LETTING AGENTS



## Anvil Cottage Princes Street

Broughton-In-Furness, LA20 6HQ

Offers In The Region Of £320,000



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*Nestled in the sought-after and picturesque village of Broughton, we are delighted to present for sale this immaculate three-bedroom semi-detached home. Rich in character, part of the property was once the village blacksmith's workshop, known as the Old Smithy, and has since been sympathetically converted and extended to create a stunning family residence.*

*Beautifully renovated throughout by the current owner to a high standard, all furnishings included in the sale. Externally, to the rear, there is a generously sized courtyard. Viewing is highly recommended to fully appreciate all that this unique property has to offer.*

As you step through one of the welcoming front doors, you are immediately greeted by a warm and inviting lounge that effortlessly combines comfort with character. The focal point of this cosy space is the charming gas-fired, wood-burning stove, neatly inset on a hearth and framed by a striking pitch pine exposed mantle, creating a perfect setting for relaxing evenings. A window to the front aspect, dressed with elegant shutter blinds, allows natural light to filter through, enhancing the ambience of the room. Tastefully decorated with neutral tones and finished with a soft grey fitted carpet. A handcrafted, bespoke staircase rises from this room, providing access to the first floor.

Beyond the lounge, an internal door leads you into a spacious and well-designed kitchen/dining area (an external door to the front of the property can also be found in this room) – truly the heart of the home. This impressive space has been fitted with an excellent range of solid oak base and wall units, perfectly complemented by a contrasting black work surface. A selection of integrated appliances, including a microwave, oven, hob, and sink with drainer and mixer tap. A breakfast bar, large enough to seat up to four people, makes this an ideal spot for casual dining or entertaining. The cream-tiled splashbacks and coordinating cream-painted walls, together with warm wooden flooring, give the room a bright and timeless appeal. A door to the rear provides direct access to the outside space, seamlessly blending indoor and outdoor living.

Also located on the ground floor is a useful utility area, complete with a secondary sink, along with a conveniently placed downstairs WC – an ideal addition for modern family life.

Moving to the first floor, you will discover a generous master bedroom, decorated in soothing natural tones and finished with a grey fitted carpet. This relaxing retreat benefits from built-in wardrobes, offering excellent storage, as well as a private en-suite bathroom. The en-suite is fully tiled for ease of maintenance and includes a WC, wash basin, and a shower cubicle, providing everything you need in a compact, stylish space.

Two further well-proportioned bedrooms are also found on this floor, making it perfectly suited for a growing family, guests, or even a home office setup. Completing the first-floor accommodation is the family bathroom, which boasts a modern four-piece suite in white. This includes a WC, wash basin, a full-sized bath, and a separate shower cubicle. Fully tiled walls add both practicality and a contemporary finish.

To the rear of the property lies a delightful courtyard garden, finished with attractive patio tiling underfoot. This low-maintenance outdoor area offers ample space for seating, making it an excellent spot for al fresco dining, summer gatherings, or simply enjoying a peaceful morning coffee. An outbuilding provides additional storage, further enhancing the practicality of the home.

### Living Room

18'11" x 15'8" (5.767 x 4.798)

### Kitchen-Diner

15'11" x 12'5" (4.871 x 3.790)

### Utility

11'6" x 6'4" (3.513 x 1.933)

### Ground Floor WC

6'1" x 3'3" (1.878 x 1.008)

### Bedroom One

15'7" x 10'2" (4.772 x 3.114)

### Bedroom Two

13'4" x 9'7" (4.083 x 2.935)

### Bedroom Three

10'0" x 7'6" (3.069 x 2.306)

### Family Bathroom

10'4" x 6'8" (3.151 x 2.035)

### En Suite

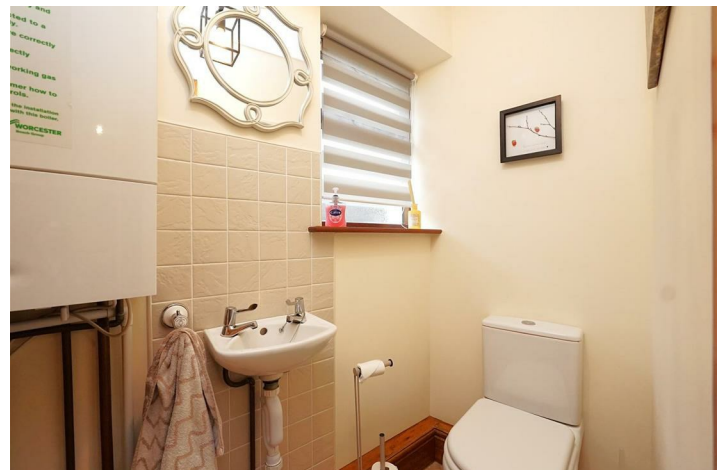
8'1" x 5'7" (2.477 x 1.722)

### Outbuilding

11'6" x 9'7" (3.516 x 2.935)



- Quiet Village location
- Three bedrooms
- Formally village blacksmith's workshop
  - EPC C
- All furnishings included
- Immaculate throughout
- Master bedroom with en-suite
  - Courtyard to the rear
  - Council Tax Band C



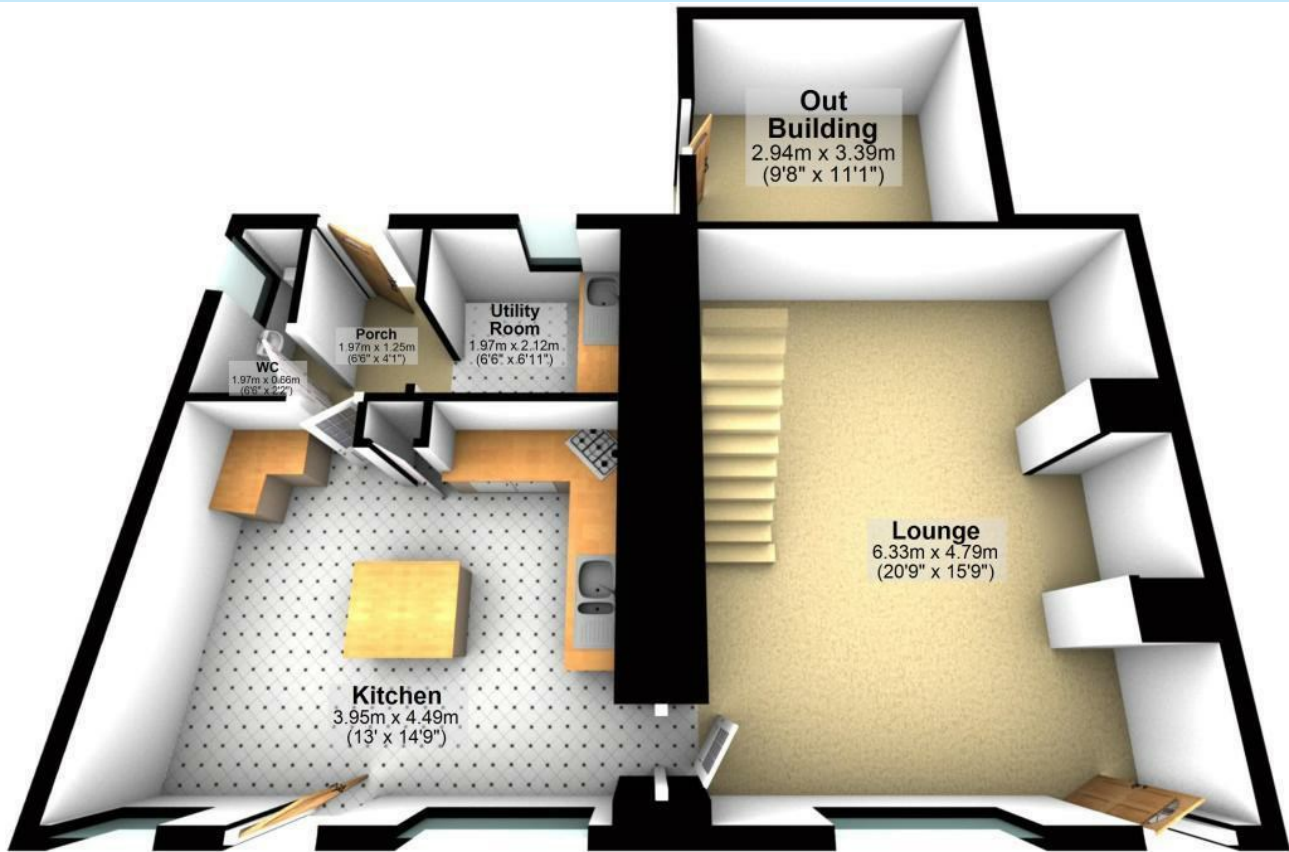
## Road Map



## Terrain Map



## Floor Plan



We are local, family run business who are wholly independent which means we can recommend services to most suit your needs. Our aim is to provide quality advice and expertise at all times, so you can make an informed decision whether buying or selling.

Estate agents are required by law to check a buyers /sellers identity to prevent Money Laundering and fraud. You do have to produce documents to prove your identity or address and information on your source of funds. Checking this information is a legal requirement to help safeguard your transaction, and failing to provide ID could cause delays. Corrie and Co, outsource these checks to speed up the process. The company does charge for such checks, please ask for more information and guidance on associated costs.

To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services. Ask for further information.

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		77	86
		EU Directive 2002/91/EC	