



1 Bigert Mire Cottage

Broughton-in-Furness, LA20 6EY

Guide Price £425,000

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Broughton-in-Furness

Tucked away in an elevated position with a peaceful Lakeland hamlet, Bigert Mire Cottage is an attractive, traditional three bedroom detached property offering an exceptional blend of timeless charm and breathtaking natural beauty. With spectacular, far-reaching views across the Duddon Valley. The property is extremely well proportioned and well presented benefiting from many original features including exposed beam, spiral stone staircase, latched doors together with modern appointments including underfloor heating.

The property has two reception rooms with the open plan living/kitchen/diner and benefiting from a secondary lounge/dining room. Additionally the ground floor it has a highly useful multifunctional room primarily used as a utility room/boot room/office with adjoining cloakroom.

The first floor has three bedrooms of which two are spacious doubles and the third is a single bunk room. All three rooms take advantage of the superb panoramic fells and country views.

Detached from the cottage is a paddock and delightful enclosed garden, with the benefit of splendid views of the valley. There is a parking space next to the gable end and parking is also available within the paddock area.

The Duddon Valley is a beautiful and peaceful unspoilt area in the southwest corner of the Lake District National Park. It is set amongst the beautiful Furness Fells and close to the picturesque village of Broughton (3 miles), voted village of the year 2002, and the market town of Ulverston. Good road links via the A595 and A590 trunk road connect it to the M6 Barrow-in-Furness and north to Scotland. The valley can also be approached from the heart of the National Park either from Coniston (10 miles) Ambleside (18 miles) and the central passes of Hard Knott and Wrynose.

Internal viewing is essential to fully appreciate its unique atmosphere and unmatched setting.



Accommodation

New UPVC front door leading to vestibule with exposed stone wall and internal glazed door leading into;



Living/Kitchen

This is a light and airy triple aspect character room with original exposed beams. Substantial fireplace with multifuel stove sat on a slate hearth, oak mantelpiece with recess and oak shelving. The Kitchen has a selection of wall and base units, with 1.5 sink unit, mixer tap, electric cooker point and free standing fridge. Display cabinets, feature stone and spiral staircase. Useful pantry with slate slabs housing an electric meter and consumer units. Useful storage facility. Underfloor heating and steps leading up into:



Dining/Snug

Which has original exposed beams, far reaching panoramic views from the picture window and recess shelving. Step up into the;



Utility Room

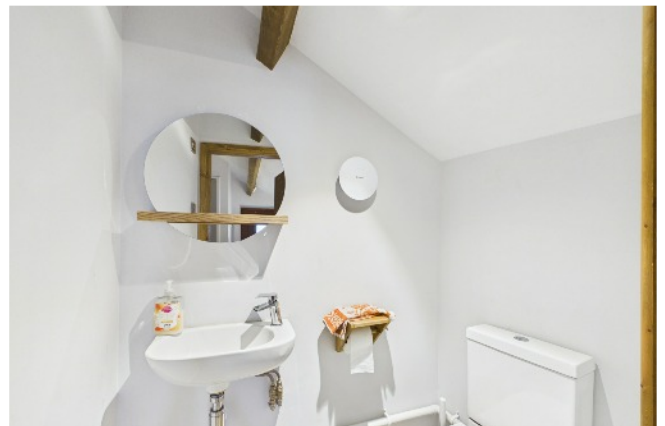
A highly useful, multi functional space. A selection of base units, worktop with 1.5 porcelain sink and mixer tap and plumbing for a washing machine.

Rear UPVC door, exposed beams, concealed ground-source central heating boiler and separate cupboard housing manifold. Highly useful loft hatch leading to a small mezzanine area providing an ideal storage area.



Cloakroom

WC and wash hand basin, exposed beams and extractor fan.



First Floor

Landing

With original exposed floorboards, generous linen cupboard with useful storage area. Stepping into upper landing.



Bedroom One

Attractive light and airy double bedroom with exposed pine floorboards and exposed original beam, with stunning country views.



En Suite

Jack and Jill shower room, white three piece suite comprising of a corner shower cubicle, hand wash basin and WC. Half wall tiled and floor fully tiled with extractor fan, exposed beams and heated towel rail.

Bedroom Two

Spacious double room. Again superb fell and country views and exposed floorboards.

Bedroom Three

Twin room currently with bunk beds, exposed beams and pine floorboards. Access into linen cupboard.



House Bathroom

Three piece colour suite comprising of panelled bath, hand wash basin, WC, part wall tiled, with extractor fan, exposed beams and slate shelving.



Outside

The property enjoys a superb garden which comes in two adjoining parts. This first is a fellside paddock, this leads to the more formal garden which enjoys stunning panoramic fell and country views. With an attractive variety of shrubs and bushes with patio, shed, vegetable plots and summer house. All adjoining and enjoying open countryside.

A dedicated parking space with an electric vehicle charging cable is located next to the gable end. Potential additional parking in the paddock.



Services

Mains electric. Shared private water and drainage. Ground sourced heating.

Broadband

Star link internet, fibre is connected just short of property. For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: checker.ofcom.org.uk

Rateable Value

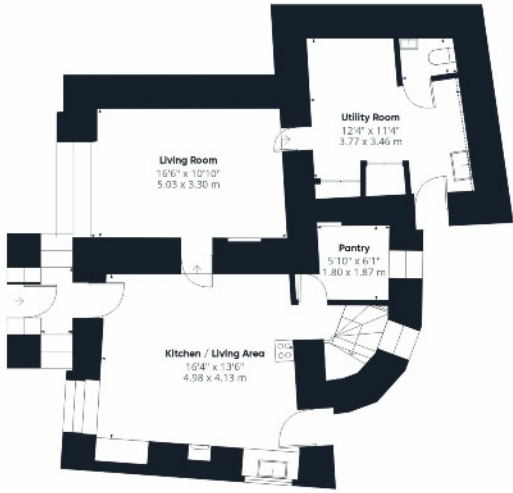
£3,100. Actual amount payable is £1,444.

This could be reduced if the purchaser is entitled to small business rates relief. More details can be obtained through the Local Authority - Westmorland and Furness Council.

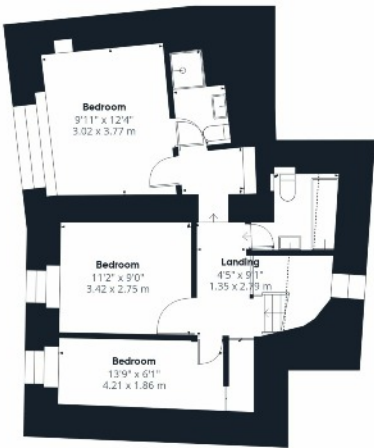
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Floor 0



Floor 1

Approximate total area⁽¹⁾
1153 ft²
107.2 m²

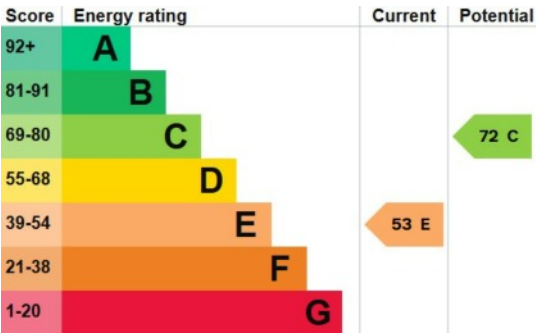
Reduced headroom
12 ft²
1.1 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.