

# Flat 5, Broughton Lodge, Field Broughton

£250,000

Your Local Estate Agents ThomsonHaytonWinkley



# Flat 5

## Broughton Lodge, Grange-Over-Sands

Set in a peaceful location in Field Broughton, Grange-over-Sands, this charming apartment in a converted 1800s Georgian manor house blends character with countryside living. The village offers a tranquil setting yet is within easy reach of local amenities and Michelin-star restaurants. This property has been reduced for a quick sale and has no onward chain.

Downstairs, the kitchen is equipped with an electric hob, twin ovens, and fridge. There is a separate fridge freezer under the stairs too. The spacious drawing room features an elegant arched doorway, two windows flooding the space with natural light and offering views across the surrounding fields.

Upstairs, there are two double bedrooms and a versatile vestibule space. The bathroom has a four piece suite, complemented by a separate WC. The loft provides full boarding for additional storage.

Outside, residents enjoy several acres of communal gardens with mature trees, plus designated cellar storage and off-street parking at the sides. The apartment is set within a friendly, long-standing community, making this a welcoming home in a serene countryside environment.

- No chain Georgian manor house apartment, in a charming 1800s converted building
- Kitchen with electric hob, twin ovens, and fridge
- Spacious drawing room, perfect for relaxing or entertaining
- Two double bedrooms plus additional versatile vestibule space
- Bathroom with four-piece suite and separate WC
- Loft space with full boarding, ideal for storage
- Designated cellar room accessible via rear steps, plus communal storage areas
- Stunning views across the surrounding countryside
- Off-street parking available
- Excellent location, within 30-minute walk of three Michelin-star restaurants: L'Enclume, Hesketh, and Rogan & Co.

From the Lindale bypass, take the exit towards Cartmel, then turn left onto Cartmel Lane. Continue onto Old Town Hill, then follow onto The Level. Turn left onto Green Lane, then take the first right into the development. We recommend using What3Words: ///boarding.tripped.indulges.
Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:









**KITCHEN**
10′ 1″ x 9′ 8″ (3.08m x 2.94m)

**LIVING ROOM**
20′ 4″ x 16′ 10″ (6.19m x 5.12m)

**HALLWAY**
10′ 8″ x 5′ 10″ (3.26m x 1.79m)

**HALLWAY**
16′ 10″ x 6′ 2″ (5.12m x 1.88m)

**LANDING**
14′ 9″ x 5′ 11″ (4.50m x 1.81m)

**WC**
7′ 11″ x 3′ 4″ (2.41m x 1.01m)

**BEDROOM**
20′ 1″ x 17′ 0″ (6.11m x 5.17m)

**BEDROOM**
13′ 4″ x 9′ 6″ (4.07m x 2.89m)

**BATHROOM**
10′ 2″ x 5′ 8″ (3.11m x 1.73m)

**ROOM**
9′ 0″ x 6′ 2″ (2.74m x 1.89m)

**SERVICES**
LPG central heating, Septic tank, mains water, mains electric

**EPC RATING E**

**COUNCIL TAX BAND currently Band E**

**TENURE: LEASEHOLD**

**IDENTIFICATION CHECKS**
Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these

**KITCHEN**
10′ 1″ x 9′ 8″ (3.08m x 2.94m)

**LIVING ROOM**
20′ 4″ x 16′ 10″ (6.19m x 5.12m)

**HALLWAY**
10′ 8″ x 5′ 10″ (3.26m x 1.79m)

**HALLWAY**
16′ 10″ x 6′ 2″ (5.12m x 1.88m)

**LANDING**
14′ 9″ x 5′ 11″ (4.50m x 1.81m)

**WC**
7′ 11″ x 3′ 4″ (2.41m x 1.01m)

**BEDROOM**
20′ 1″ x 17′ 0″ (6.11m x 5.17m)

**BEDROOM**
13′ 4″ x 9′ 6″ (4.07m x 2.89m)

**BATHROOM**
10′ 2″ x 5′ 8″ (3.11m x 1.73m)

**ROOM**
9′ 0″ x 6′ 2″ (2.74m x 1.89m)

**SERVICES**
LPG central heating, Septic tank, mains water, mains electric

**EPC RATING E**

**COUNCIL TAX BAND currently Band E**

**TENURE: LEASEHOLD**

**IDENTIFICATION CHECKS**
Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer,
















# THW Estate Agents

25b Crescent Road, Windermere - LA23 1BJ

015394 47825 • windermere@thwestateagents.co.uk • www.thwestateagents.co.uk



Please note that descriptions, photographs and plans are for guidance only. Services and appliances have not been tested, measurements are approximate and alterations may not have necessary consents. Contact us for property availability and important details before travelling or viewing properties. THW Estate Agents Ltd is a separate legal entity to the solicitor firm of THW Legal Ltd which has different ownership and clients of THW Estate Agents Ltd do not have the same protection as those of THW Legal Ltd.