



# Broughton Beck

£390,000

Mill Stream, Broughton Beck, Ulverston, LA12 7PH

Welcome to Mill Stream, a spacious three bedroom detached bungalow with garage sitting on a generous plot in the sought after village of Broughton Beck, a delightful rural location nestled in the Lake District National Park. If you are looking for a project to transform into a fantastic home this is the one for you!

## Quick Overview

- Rural location
- Beautiful Views
- Detached bungalow
- Lateral living
- Three double bedrooms
- Well stocked private garden
- Modernisation required
- Garage and driveway parking
- No chain
- Super fast Broadband available



3



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2



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Super fast  
Broadband  
Available



Double Garage  
and ample  
parking

Property Reference: ULV1026



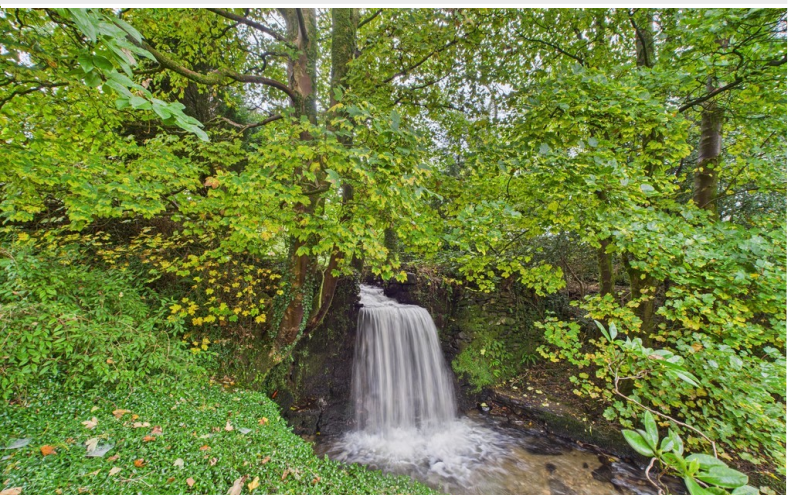
Kitchen Diner



Kitchen Diner



Living Room



Waterfall in Garden

This superb three bedroom bungalow sitting on a generous plot in the idyllic rural village of Broughton Beck is a absolute hidden gem waiting to be transformed into a splendid home.

You will find Mill Stream through the gates and up the sweeping drive noticing the front garden which leads you to the front entrance of the bungalow.

The front porch is the perfect place to kick off your muddy boots and hang up your coat after a day roaming the local fells.

Leading into the bungalow you come into the hallway which gives access to all rooms, loft access hatch and has a large storage cupboard for convenience.

The open plan and spacious kitchen has a range of wall and base units, a freestanding oven with extractor over, with stainless steel sink and drainer, complimented by rolled worktops. There is space and plumbing for a washing machine along with a large storage cupboard which currently houses a water tank. The rear porch gives access to the garden via a glazed door. The kitchen offers plenty of room to dine and enjoys views over the rear garden this is a perfect place to prepare and enjoy a meal with friends and family.

The expansive, dual aspect living room is a superb space with incredible views to the surrounding countryside making it a great place to relax and unwind after a long day.

The family bathroom comprises of a three piece suite, bath with shower over, WC and wash hand basin.

In addition to the bathroom there is a separate WC for convenience.

Bedroom one is a double room with storage.

Bedroom two is dual aspect double room with wonderful views of the garden.

Bedroom three is a double room perfect for guests, with its view of the waterfall!

Outside at Mill Stream you will be blown away by the magnificent waterfall which flows into the pretty stream which runs along the edge of the well stocked garden. With a variety of mature trees and shrubs it is a real haven for wildlife of all kinds.

The oil tank is adjacent to the bungalow with easy access. There is also a large garage with power and ample parking. The pleasant front garden is simply waiting to be transformed to its former glory.

This wonderful bungalow really is something special and so much to offer to someone with a creative flair and who wants a spectacular home.

Call us now to arrange a viewing!

**Location** Broughton Beck is characterised by the stunning landscaped and rural farmland, offering a peaceful countryside setting in The Lake District National Park. The village is close to the bustling market town of Ulverston which is the birth place of Stan Laurel and a charming, vibrant market town with excellent links to Barrow in Furness and the A590. This friendly small town is famed for Events and Festivals which include the superb Lantern Procession, Dickensian Festival and Flag Fortnight to name but a few. Complete with delightful cobbled streets, town crier and indoor market. Ulverston enjoys a superb range of amenities including Schools, Doctors Surgeries, Coronation Hall, Railway Station, Library, Post Office, and a good range of shops for everyday essentials and more independent shops plus an excellent choice of Public Houses and Restaurants. Just 20 minutes or so by car from Barrow in Furness with large employer BAE systems and a similar distance to the attractions of the South Lakes at the foot of Lake Windermere.

### **Accommodation (with approximate measurements)**

**Entrance Porch**

**Hallway** 5' 8" x 5' 1" (1.73m x 1.55m)

**Kitchen Diner** 13' 0" x 20' 11" (3.96m x 6.38m)

**Living Room** 14' 2" x 18' 8" (4.32m x 5.69m)

**Separate WC** 2' 8" x 5' 8" (0.81m x 1.73m)

**Bathroom** 8' 4" x 5' 8" (2.54m x 1.73m)

**Bedroom One** 9' 8" x 12' 9" (2.95m x 3.89m)

**Bedroom Two** 14' 11" x 12' 8" (4.55m x 3.86m)

**Bedroom Three** 11' 8" x 10' 1" (3.56m x 3.07m)

**Double Garage** 17' 2" x 15' 1" (5.23m x 4.6m)

### **Property Information**

**Material Information** Please note that a Hackney & Leigh employee is connected to this property.

**Potential Lettings Figures** If you were to purchase this property for residential lettings we estimate it has the potential to achieve between £ 1000 – £1200 per calendar month. For further information and our terms and conditions please contact the Office.

**Anti- Money Laundering Regulations (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).



Mill Stream front External Drive and Garage



Bedroom Two



Mill Stream Entrance



Mill Stream Front External



Approximate total area<sup>1)</sup>  
147 m<sup>2</sup>  
1583 ft<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360

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

**Directions** To reach Broughton Beck from Ulverston, head north on the B5281 road toward Gawthwaite. The village is approximately 2.5 to 3 miles from Ulverston and is signposted along the way. Take a left into the village follow the road around to the left. Mill Steam is location on the left hand side.

**Viewings** Strictly by appointment with Hackney & Leigh.

**What3words** ///overgrown.cuddling.undulation

**Tenure** Freehold (Vacant possession upon completion).

**Services** Mains electricity, water and drainage, Oil Heating

**Mobile Services** EE, Vodafone, O2, and 3 - all likely network coverage.

**Broadband** Super fast Broadband Available.

**Council Tax** Westmorland and Furness District Council. Band G.

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. \*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 05/11/2025.

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