

Field Broughton

Starting Bid £150,000

Flat 4 Broughton Lodge, Field Broughton, Grange-over-Sands, Cumbria, LA11 6HL

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

Full of charm and character, this delightful Ground Floor Apartment is located within a beautfiful Grade II listed Manor House and offers a wonderful blend of period features and modern comforts, all set within approximately 4 acres of beautiful private Communal Grounds, including mature Parkland. within the Lake District National Park.

The spacious dual-aspect Sitting Room enjoys lovely countryside views and features high ceilings and attractive stripped wood flooring, adding to the property's character and appeal. The modern Kitchen is well-appointed with attractive granite work surfaces, creating a stylish and practical space. There is also a double Bedroom with an adjoining Bathroom, Alllocated Cellar storage.

Occupying a peaceful rural setting, the property further benefits from allocated Parking. Ideally positioned for enjoying the surrounding countryside, whilst remaining within easy reach of Grange-over-Sands, the popular village of Cartmel and the A590 for onward travel.

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Quick Overview

Immediate 'exchange of contracts' available

Being sold via Secure Sale

Ground Floor Apartment

Beautiful Countryside location

1 Bedroom and Modern Kitchen

Stylish Sitting/Dining Room

Victorian style Bathroom

Parking Space

4 acres of Communal Grounds

LPG Heating

Ultrafast - Open Reach

Property Reference: G3252



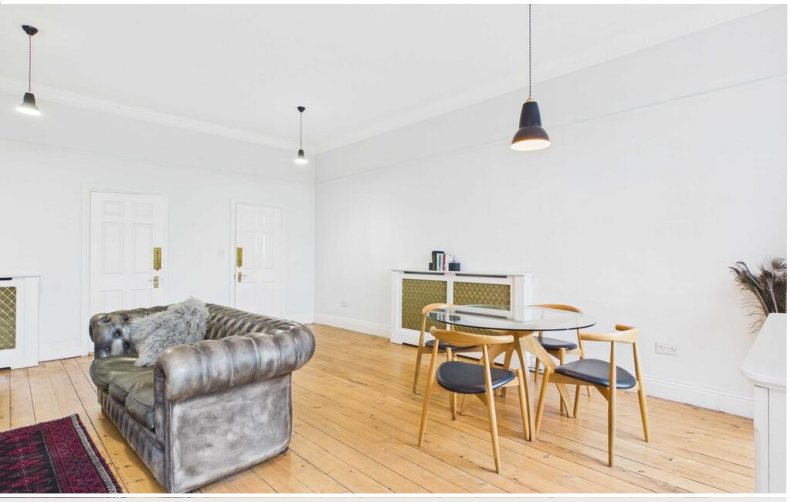
Shared Entrance Hall



Sitting Room



Sitting Room



Sitting Room

Flat 4, is situated on the Ground Floor of Broughton Lodge, an impressive and historic Grade II listed Georgian mansion house located in the small hamlet of Field Broughton on the Cartmel Peninsula. This flat contains many original features and has a lovely spacious feel to it. As you enter through the imposing Shared Entrance of Broughton Lodge into the spacious Shared Hallway with the original grand staircase at one end and the door to Flat 4 on your left. Stepping through this door you enter the Entrance Hall with doors to the left and right. The left-hand door takes you through to the large Open Plan Sitting/Dining Room, a super dual aspect room with a high ceiling, wooden floors and tall wooden windows with shutters overlooking the attractive grounds which adds a trouch of grandeur to the room. The original 17th century Sienna marble fireplace with wood burner adds further to the stately feel of this room; 3 radiators with ornamental fret covers and the contemporary lighting adds a modern touch. The Kitchen has a range of attractive wall and base cabinets with complementary work-surface and has a Bosch oven and hob with cooker hood over, integrated washer dryer, fridge, 1½ bowl stainless steel sink, marble floor, part tiled walls and contemporary lighting.

To the right of the Hallway is the Double Bedroom, a well proportioned room with contemporary lighting, marble floor and door to the beautiful communal grounds. Finally a door leads to the En-Suite Bathroom with its classic brass antique fittings on a cream effect bathroom suite, compromising sink, toilet and rolled top bath on legs the Georgan/Victoriana styling is prominent. There is a marble floor, the wooden window has shutters and a large cupboard at one end stores the hot water cylinder, with the LPG gas central heating boiler being situated in a separate cupboard at the other end of the Bathroom. The Bathroom also contains an extractor fan and radiator.

Externally, the property benefits from an outdoor allocated seating area to the rear aspect together with access to the attractive communal grounds which amounts to 4 acres. A parking space provides additional convenience, whilst an allocated cellar storage area offers valuable additional storage space for everyday living.

Location Field Broughton is a charming, peaceful Hamlet enjoying many open country views and is only a hop, skip and a jump from the historic village of Cartmel which boasts many delights not least the stunning 12th Century Priory, the steeplechase race meetings, award winning eateries including L'Enclume, Public Houses and of course sticky toffee pudding! Fell Cottage is also within an easy commute to the delights and attractions of the inner Lake District - the foot of Lake Windermere a mere 20 minutes by car and a similar distance from Junction 36 of the M6 motorway.

To reach the property from the A590 travelling westwards, take the first exit at the top of 'Lindale Hill' in the direction of Cartmel. At the 'T' junction turn left and follow the road to the crossroads. Bear left and then take the next right in to the driveway of Broughton Lodge. Proceed along the road past the Coach Houses and Parking for Broughton Lodge is on the right hand side.

What3words: https://what3words.com/thinnest.visitors.bibs

Accommodation (with approximate measurements)

Shared Entrance Hall
Private Entrance Hall
Sitting Room 20' 3" x 16' 11" (6.18m x 5.17m)
Kitchen 9' 7" x 5' 1" (2.93m x 1.55m)
Bedroom 11' 2" x 9' 8" (3.42m x 2.97m)
Bathroom 11' 2" x 5' 11" (3.41m x 1.81m)

Services: Mains water and electricity. LPG heating. Shared septic tank drainage.

Tenure: Leasehold. 999 years from 25 March 1986. The purchase includes a one eighth share in the Management Company, the equity of which is owned entirely and equally amongst the flat owners. Vacant possession upon completion.

Service Charge: The Service Charge is £2699.35 for April 26 - Mar 2027.

Note: This property can only be used for Residential Use/Second Home, no Holiday Letting is permitted. There are trees with Tree Preservation Orders within the communal grounds.

Council Tax: Band C. Westmorland and Furness Council.

Viewings: Strictly by appointment with Hackney & Leigh.

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

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 £60.00 (inc. VAT) per individual or £50.00 (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 £150 (incl. vat).



Kitchen



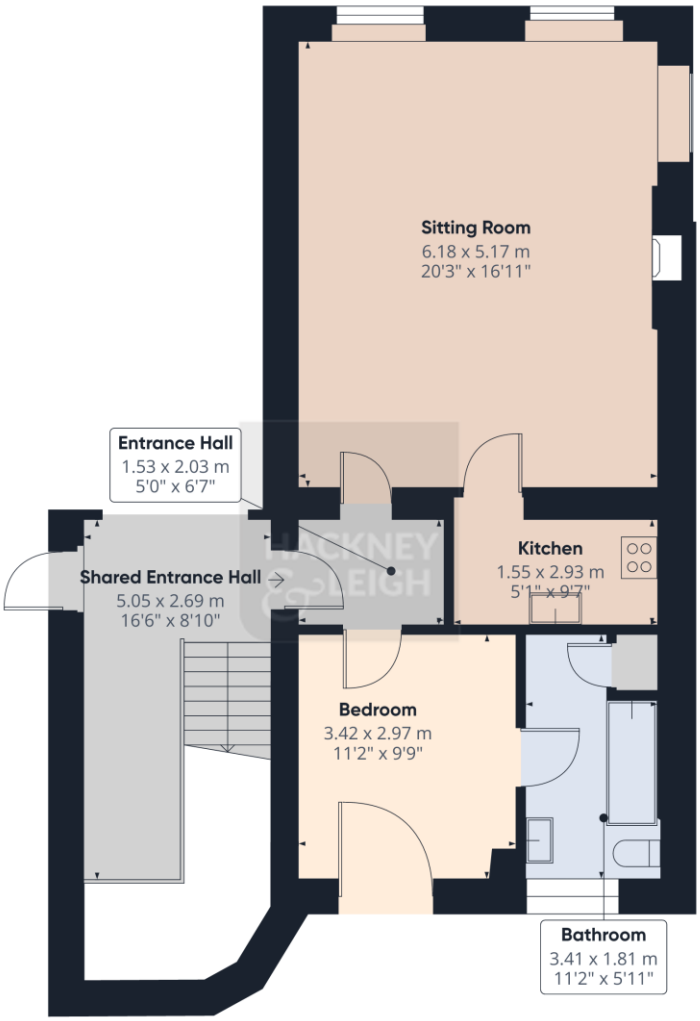
Bedroom



Bathroom



Rear Aspect & Communal Grounds



Approximate total area(1)

74.9 m²

806 ft²

(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.

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