

Duddon Bridge

£700,000

Duddon Gardens, Duddon Bridge, Broughton-in-Furness, LA20 6EU

Duddon Gardens is an exceptional mid Victorian detached home, set within the historic Duddon Hall Estate in the heart of the Lake District National Park. Combining timeless period character with modern comforts, it offers a lifestyle defined by tranquillity, space, and understated elegance.

Set within grounds of approximately 0.54 acres (STS), the property enjoys beautifully landscaped gardens with sweeping lawns, a large patio, and meandering pathways, creating a private and versatile outdoor retreat.

Quick Overview

Beautiful Lakeland Views
Spacious Reception Rooms
Farmhouse Style Kitchen
Three Double Bedrooms
Two Occasional Attic Rooms
Picturesque River Access
Historic Estate Location
Private Double Garage
Beautiful Half Acre Plot
Ultrafast Broadband Available



3



2



3



F



Broadband
Available



Off-Road Parking
+ Garage

Property Reference: ULV1017



Porch



Living Room



Dining Room



Farmhouse Style Kitchen

Property Description Duddon Gardens is an exceptional mid Victorian detached home, set within the historic Duddon Hall Estate in the heart of the Lake District National Park. Combining timeless period character with modern comforts, it offers a lifestyle defined by tranquillity, space, and understated elegance.

Set within grounds of approximately 0.54 acres (STS), the property enjoys beautifully landscaped gardens with sweeping lawns, a large patio, and meandering pathways, creating a private and versatile outdoor retreat.

Accommodation has been thoughtfully arranged to balance relaxed family living with refined entertaining. A welcoming porch leads into the entrance hall, with the living room to the right, seamlessly connecting to a formal dining room that enjoys fabulous views over the garden and surrounding fells.

The farmhouse-style kitchen forms the central hub of the home, complete with a charming seating area for morning coffees and a staircase descending directly to the garden. A study area and downstairs WC add flexibility, while a small adjoining hallway gives access to the cellar, which extends across the full footprint of the house.

Upstairs, three generous double bedrooms feature elegant windows, flooding the rooms with natural light and framing picturesque outlooks. A bathroom and a separate shower room serve this level. From here, a staircase rises to the spacious attic floor, where two occasional attic rooms are arranged on either side of a central storage area, offering additional versatility for family, guests, or creative use.

Externally, a double garage provides both convenience and security. The gardens are a true highlight, with colour and interest throughout the seasons. The expansive patio is perfect for alfresco dining and entertaining, while winding trails offer a sense of seclusion. Just a short stroll from the property lies a charming stone bridge across the rapids of the River Duddon—a serene spot to pause and enjoy the natural beauty of this Lakeland setting.

Steeped in heritage, Duddon Gardens forms part of the historic Duddon Hall Estate, a setting rich with mid-Victorian architecture and an 18th-century iron furnace. Together, this creates an atmosphere of history, prestige, and timeless appeal.

Duddon Gardens is without doubt one of the most desirable homes in the LA20 postcode, an outstanding residence and a once-in-a-generation opportunity to own a true Lake District gem. Private accompanied viewings are strongly recommended to fully appreciate the elegance, setting, and lifestyle this property offers.

Location is key to the appeal. Duddon Bridge is a highly sought-after corner of the Lake District, combining a peaceful rural lifestyle with walking, hiking, and cycling directly from the doorstep. Local amenities include traditional pubs and a village hall, while the nearby market town of Broughton-in-Furness and Millom provide everyday conveniences.

What3words - <https://trifling.invested.acclaim>



Staircase and Hallway



Bedroom One



Bedroom Two



Bedroom Three



Occasional Attic Room One



Bathroom

Accommodation (with approximate measurements)

Ground Floor

- Porch 8' 11" x 6' 2" (2.72m x 1.88m)
- Entrance Hallway 9' 1" x 15' 6" (2.77m x 4.72m)
- Living Room 11' 11" x 18' 3" (3.63m x 5.56m)
- Dining Room 12' 1" x 13' 11" (3.68m x 4.24m)
- Kitchen 13' 0" x 9' 9" (3.96m x 2.97m)
- Hallway 5' 9" x 3' 10" (1.75m x 1.17m)
- WC 3' 3" x 7' 2" (0.99m x 2.18m)
- Study 9' 7" x 7' 9" (2.92m x 2.36m)
- Entrance Hallway 1' 11" x 4' 7" (0.58m x 1.4m)

First Floor

- Landing 2' 10" x 2' 10" (0.86m x 0.86m)
- Bedroom One 12' 0" x 13' 1" (3.66m x 3.99m)
- Bedroom Three 9' 10" x 12' 1" (3m x 3.68m)
- Bedroom Two 11' 11" x 13' 9" (3.63m x 4.19m)
- Hallway 2' 10" x 9' 10" (0.86m x 3m)
- WC 6' 3" x 5' 10" (1.91m x 1.78m)
- Bathroom 6' 3" x 8' 10" (1.91m x 2.69m)
- Storage 2' 10" x 5' 1" (0.86m x 1.55m)

Second Floor

- Landing 4' 2" x 6' 2" (1.27m x 1.88m)
- Occasional Attic Room One 12' 3" x 12' 7" (3.73m x 3.84m)
- Storage 7' 11" x 6' 5" (2.41m x 1.96m)
- Occasional Attic Room Two 12' 3" x 13' 8" (3.73m x 4.17m)

Cellar Rooms floor -1

- Cellar One 15' 1" x 9' 7" (4.6m x 2.92m)
- Cellar Two 9' 6" x 12' 11" (2.9m x 3.94m)
- Cellar Three 33' 3" x 7' 6" (10.13m x 2.29m)
- Cellar Four 14' 11" x 9' 5" (4.55m x 2.87m)
- Double Garage 17' 5" x 17' 10" (5.31m x 5.44m)

Services: Oil central heating and private stream water supply.

Septic tank is located in the adjacent field

Private water supply is shared and located at Logan Beck

Please note that due to updated regulations for septic tanks and private drainage facilities, interested parties may wish to seek independent advice on the installation. We can recommend several local firms who may be able to assist.

Tenure: Freehold (Vacant possession upon completion).

Council Tax: Council Tax Band G - Cumberland Council

Viewings Strictly by appointment with Hackney & Leigh.

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

Rental potential If you were to purchase this property for residential lettings - POA calendar month. For further information and our terms and conditions please contact the Office.



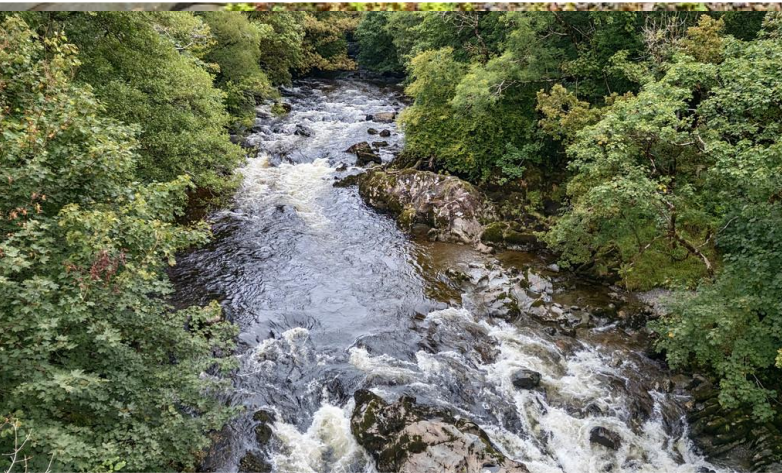
External of Property



Views



Double Garage



Material Information Rights of access - from public road shared maintenance
Rights of access for water supply and septic tank including access for maintenance
Septic Tank - we have been advised the septic tank presently doesn't meet the new binding rules regulations but is in working order - more information on this is available at our office

Anti-Money Laundering Check (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).



Rear External

Ulverston Office

Dom Daley

Branch Manager & Property Valuer
[SEND ME AN EMAIL](#)



Sue Blake

Sales Negotiator
[SEND ME AN EMAIL](#)



Joanne Padley

Viewing Team and Inventory Clerk
[SEND ME AN EMAIL](#)



Claire Williams

Viewing Team and Inventory Clerk
[SEND ME AN EMAIL](#)



Viewings available 7 days a week including evenings with our dedicated viewing team
Call 01229 582891 or request online.



Need help with **conveyancing**? Call us on: **01229 582891**



Can we save you money on your **mortgage**? Call us on: **01229 582891**

Hackney & Leigh Ltd Hackney & Leigh, 30 Queen Street, Ulverston, Cumbria, LA12 7AF | Email:



Floor -1



Floor 0

Approximate total area⁽¹⁾

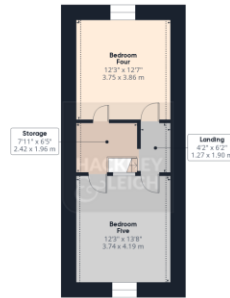
3043 ft²
282.6 m²

Reduced headroom

45 ft²
4.2 m²



Floor 1



Floor 2

(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.

GIRAFFE360

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 25/09/2025.

Request a Viewing Online or Call