



Broughton Grove, Field Broughton – LA11 6HW

Grange-Over-Sands

£600,000

Enhanced with AI by

Broughton Grove

Field Broughton, Grange-Over-Sands

This exceptional mews house, formally a standalone manor has been converted into a semi detached property, offering an opportunity to acquire a piece of local history, built for the Grayrigge family ancestors in 1710. Set within the tranquil semi-rural hamlet of Field Broughton and bordering the picturesque, medieval village of Cartmel. The grand entry hallway welcomes you with an impressive original porch entrance with feature staircase, setting the tone for the generous accommodation arranged over four floors, including a versatile basement or cellar level that provides ample storage or potential for further development. The ground floor boasts two inviting reception rooms, comprising a spacious drawing room and a formal dining room, each enjoying direct access to the gardens and featuring log burning stoves for a warm and welcoming atmosphere. The modern fitted kitchen is complemented by a separate pantry, offering both style and practicality with outside access to the cottage garden. Upstairs, five well-proportioned bedrooms provide flexible accommodation for a growing family or visiting guests, while a large family bathroom suite and a smaller W.C suite, ideally situated to the first floor provide convenience to the upper floors. Numerous storage solutions offered thoughtfully integrated throughout the home. This characterful residence combines the best of country living with convenient access to local amenities, fine dining, horse racing and scenic countryside walks.

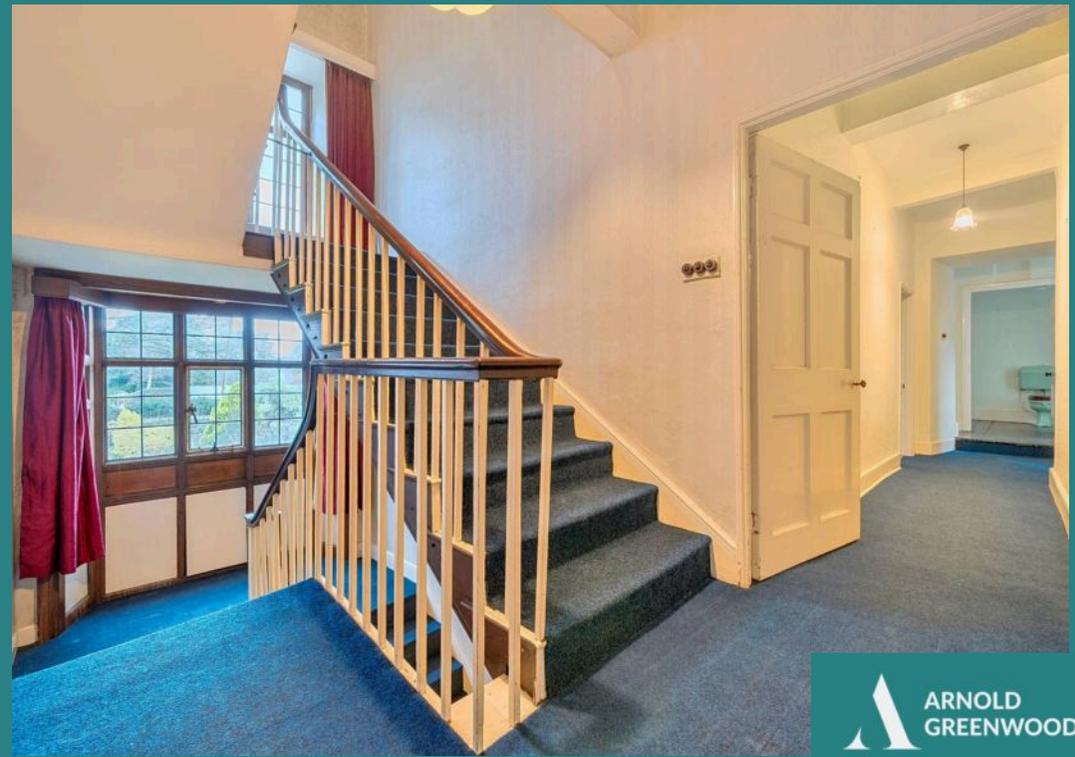
- Five bedroomed mews house (the central part of the inner building)
- Semi rural hamlet of Field Broughton bordering the













GARDEN

Front and back gardens with cottage garden and small orchard to the back. Large substantial garden to the front with patio, rose garden, rhododendron garden, kitchen garden, established flower beds and lawned area. Separate woodland area.

OUTSIDE

Double Garage – 2 Parking Spaces

Driveway – 4 Parking Spaces

PROPERTY DETAILS

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: F

SERVICES

Mains; drainage, electricity and water.

Emersion heated hot water. Heating source; Two log burning stoves. No Gas. Telephone line connected.



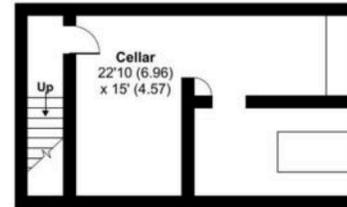
Broughton Grove, Field Broughton, LA11

Approximate Area = 3131 sq ft / 290.9 sq m

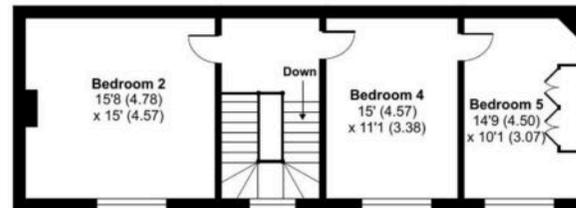
Outbuilding = 62 sq ft / 5.7 sq m

Total = 3193 sq ft / 296.6 sq m

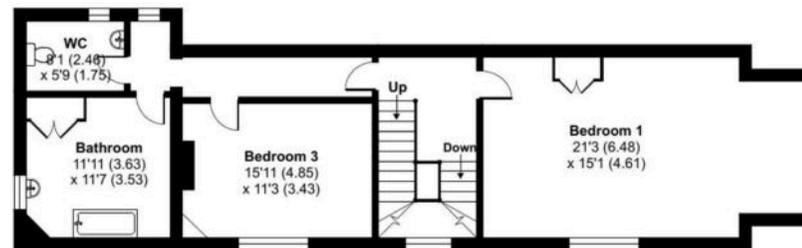
For identification only - Not to scale



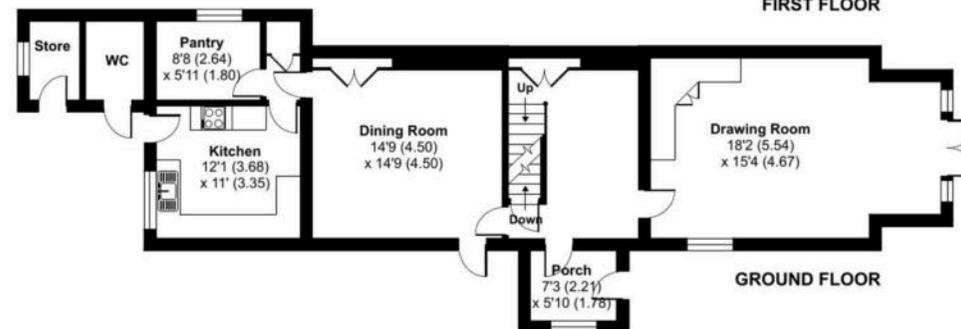
LOWER GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



Arnold Greenwood Estate Agents

Arnold Greenwood Solicitors, 8-10 Highgate - LA9 4SX

01539733383

kendal@arnoldgreenwood.co.uk

www.arnoldgreenwoodestateagency.co.uk/



Whilst every care has been taken in the preparation of these sales particulars, they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interested applicants are advised to make their own enquiries and investigation before finalising their offer purchase. Money Laundering In the event of prospective purchasers making an offer on a property, in relation to the Money Laundering Regulations photographic ID and Utility bill showing your address will be required. Please contact the office for their information.