



## St Francis Cottage

Broughton-In-Furness, LA20 6DZ

Offers In The Region Of £360,000



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*Charming two-bedroom cottage located in the picturesque Duddon Valley, approximately 5 miles from Broughton-in-Furness. Currently a successful holiday let, the property sits on 0.5 acres of land with breathtaking views. Features original stone walls, beamed ceilings, and a cozy atmosphere. The property also benefits from its own driveway, providing convenient off-road parking. Ideal for anyone looking to run a holiday let business or seeking a peaceful retreat in the beautiful countryside.*

This charming stone-built cottage is nestled in the heart of the beautiful Duddon Valley, offering character, comfort, and captivating views.

A slate path leads to a welcoming stone-built porch adorned with climbing ivy, to one side, an iron gate opens into a fenced garden area with a greenhouse, while on the other, grants access to a neatly enclosed walled garden at the rear of the cottage.

The sage green wooden front door invites you into a spacious open-plan living area, where a wood-burning stove set into a stone hearth with an oak beam mantle creates a warm, rustic focal point.

The lounge flows seamlessly into the kitchen, which features a range of oak shaker-style base and wall units, a Belfast sink, and a fitted oven with overhead cooker hood—blending modern convenience with traditional charm. An oak staircase leads to the first floor, while an oak glazed door opens into a bright conservatory overlooking the mature garden with established trees and shrubs.

Upstairs, the property offers a double bedroom with fitted cupboards, a single bedroom, and a family bathroom. Character features such as wooden windows with deep sills and beamed ceilings run throughout, enhancing the cottage's timeless appeal.

Set within approximately 0.5 acres, this home enjoys exceptional surrounding views. Currently operating as a successful holiday let, it also offers a wonderful opportunity for anyone seeking a peaceful countryside retreat.

### Kitchen-Living

20'7" x 11'10" (6.292 x 3.617)

### Conservatory

12'9" x 10'6" (3.893 x 3.202)

### Landing

5'11" x 5'7" (1.813 x 1.715)

### Bedroom One

11'8" x 8'3" (3.578 x 2.530)

### Bedroom Two

11'8" x 5'7" (3.573 x 1.726)

### Bathroom

5'10" x 5'9" (1.786 x 1.755)



- Rural Location
- Two Bedrooms
- EPC E

- Currently Successful Holiday Let
- .5 acre of land
- Council Tax - Currently Exempt -Copeland Council



## Road Map



## Terrain Map



## Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no warranty is taken for any error, omission or inaccuracy. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or working order. Measurements are approximate.

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Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A	B		
(81-91) B	C		
(69-80) C	D		
(55-68) D	E		
(39-54) E	F		
(21-38) F	G		
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A	B		
(81-91) B	C		
(69-80) C	D		
(55-68) D	E		
(39-54) E	F		
(21-38) F	G		
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	