



## Field Broughton

£375,000

Fell Cottage, Field Broughton, Grange-over-Sands, Cumbria, LA11 6HW

This delightfully unique property is a real gem! Charming, historical, versatile, spacious, characterful with beautiful Gardens, some wonderful views and set in the picturesque, tranquil hamlet of Field Broughton. This lovely home has been owned and much loved for the past 30 years, now perhaps in need of a little updating here and there but ready for the new owners to make their own and let their creative juices run wild.

Dating back to the late 1700's and being attached to the impressive 'Broughton Grove' this historical building is very interesting indeed. Super, original features including deep set windows with tiled cills, substantial original doors and some exposed beams. A mixture of double and single glazed windows.

No Upper chain.

### Quick Overview

- Wonderfully unique
- Beautiful, tranquil location
- Just north of the famous village of Cartmel
- Versatile layout
- Delightful views
- Fabulous, pretty Gardens
- Private Sun Room
- Garage and Parking
- No upper chain
- Ultrafast Broadband



2



1



2



F



Ultrafast  
Broadband



Garage and  
Parking

Property Reference: G3100



Lounge and Hallway



Dining Room



Utility



Kitchen

To access the front door you must enter across the wonderful, covered Verandah. A lovely area to enjoy the Garden and surroundings whatever the weather (not to mention excellent for drying washing)! Front and rear doors are either side. The charming front door leads into the Porch with feature side window and door into the Lounge. A very spacious Lounge, essentially a Hallway with Lounge combined. The Hallway has a shelved wall, stairs to the First Floor and under stairs cupboard. The Lounge has a lovely view in to the front Garden and an impressive stone fire place with open fire. The Dining Room is dual aspect with deep windows, tiled cills and lovely front and rear aspect in to the Garden. Red brick fire place with open fire. Off the Dining Room is a small room with window, currently used as a Utility Room - could be a Study perhaps if this was more necessary. A step up leads in to the Kitchen with large window enjoying the prettiest of views to the Garden. The Kitchen is furnished with a range of older style 'wooden' wall and base cabinets. Stainless steel sink, corner electric oven with ceramic hob and space for washing machine and under counter dishwasher, fridge and freezer. A lovely, half leaded glass external door leads to the covered Rear Porch. This has a useful Outdoor WC and small Store with light. The Rear Porch also takes you back to the lovely Verandah.

From the Hallway, the split level Landing is spacious with high level window, exposed beams and Store room. Bedroom 1 is a very spacious Double Bedroom with dormer window enjoying views over the Garden. Built in cupboards housing the hot water cylinder. Exposed beams and door to Dressing Room which is easily the size of a double Bedroom with fitted cupboard and window providing pleasing views of open countryside. This versatile room is an excellent Dressing Room of course, but there is potential for an En-suite if required. Bedroom 2 is a second generous Double Bedroom with dormer window and similar charming front aspect. Exposed beams.

A real bonus to this property is the 'hidden away' very private Sun Room. A sizeable space with tiled floor and power. A real relaxing, hideaway that is completely private and 'secret'. The Gardens are simply wonderful and a real credit to the previous vendors hard work over the years. Now benefitting from all the dedicated care and plantings over the years, every corner is a delight and alive (especially at the moment) with colour. There is a level, semi-circular lawn with low wall to the right of the driveway with wildlife Garden to the left with a good mix of mature trees and plants. The main Gardens are to the side and rear and are just marvelous. A shaped and well cared for lawn with very deep and very well planted borders. Every inch is filled with well established, pretty, colourful plants and shrubs with a 'mature tree' corner to the bottom. Bird song fills the air and charming views can be enjoyed over neighbouring countryside. Just in front of the Verandah is a cooler and shadier Garden with rockery style plantings and central red acer. The shared driveway provides Parking for 2/3 vehicles and there is also a Single Garage.



Dining Room



Lounge and Hallway



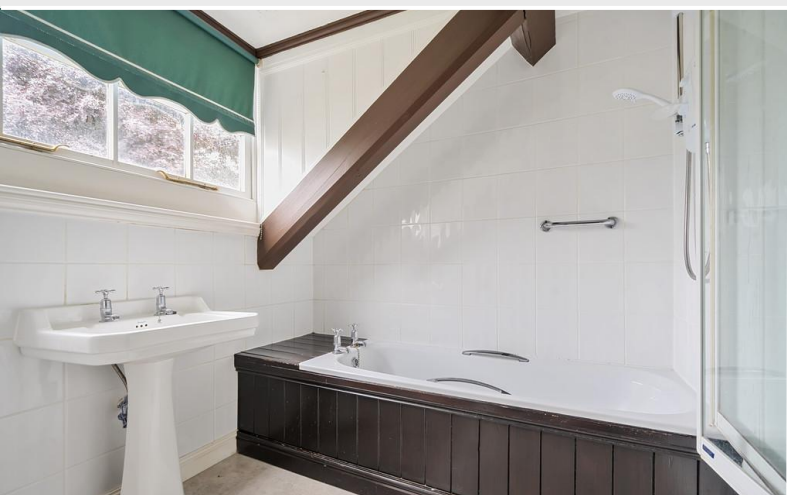
Bedroom 1



Dressing Room



Bedroom 2



Bathroom

**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, go straight ahead and take the first right and follow the road in to Field Broughton. Keep left and go past the Village Hall. Fell Cottage is then shortly on the left hand side.

What3words -  
<https://what3words.co.uk/jumbled.computer.sprouted>

#### Accommodation (with approximate measurements)

**Verandah** 28' 7" x 5' 5" (8.73m x 1.67m)

**Porch**

**Lounge** 15' 9" x 11' 7" (4.8m x 3.53m)

**Dining Room** 19' 0" x 12' 0" max (5.79m x 3.66m max)

**Utility Room** 5' 9" x 5' 0" (1.75m x 1.52m)

**Kitchen** 12' 3" x 10' 2" (3.73m x 3.1m)

**Open Rear Porch**

**WC**

**Store** 4' 7" x 3' 2" (1.4m x 0.98m)

**First Floor**

**Bedroom 1** 15' 8" x 11' 10" (4.78m x 3.61m) some limited head height

**Dressing Room** 12' 2" x 10' 5" (3.71m x 3.18m)

**Bedroom 2** 12' 3" x 11' 7" (3.73m x 3.53m) some limited head height

**Store** 7' 1" x 5' 5" (2.16m x 1.65m) some limited head height

**Bathroom**

**Sun Room** 16' 9" x 8' 5" max (5.11m x 2.57m max)

**Garage** 20' 8" x 9' 10" max (6.3m x 3m max)

**Services:** Mains electricity, drainage and water. Electric storage heating.

**Tenure:** Freehold. Vacant possession upon completion. No upper chain.

**Council Tax:** Band E. Westmorland and Furness Council.

**Management Charges/Notes:** Shared driveway with neighbour having access to their garage. Maintenance of the driveway is on an 'as and when' basis.

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



Kitchen



Bedroom 1



Sun Room



Garden



Garden

**Energy Performance Certificate:** 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 we estimate it has the potential to achieve between £950 – £1000 per calendar month subject to a little updating. 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).

# Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team  
Call **015395 32301** or request online.



Need help with **conveyancing**? Call us on: **01539 792032**



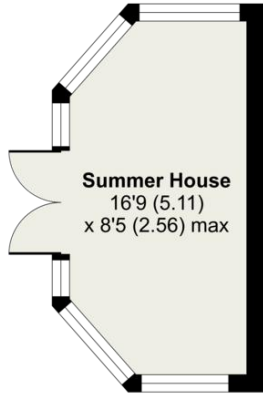
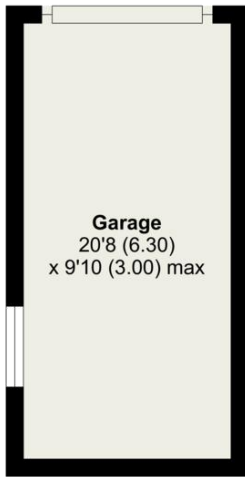
Can we save you money on your **mortgage**? Call us on: **01539 792033**

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# Field Broughton, Grange-Over-Sands, LA11

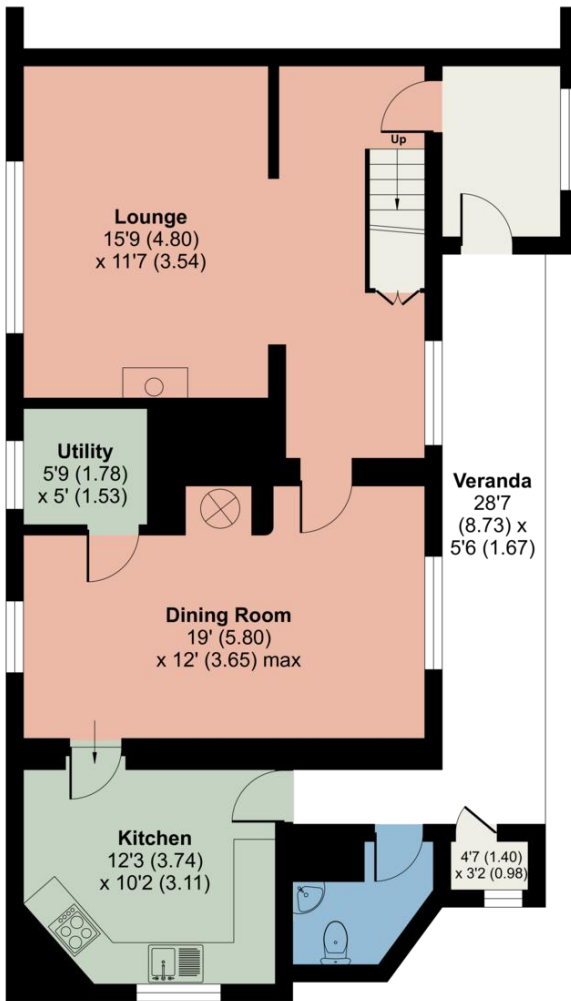
Approximate Area = 1453 sq ft / 134.9 sq m  
 Limited Use Area (s) = 78 sq ft / 7.2 sq m  
 Garage = 203 sq ft / 18.8 sq m  
 Outbuilding = 172 sq ft / 15.9 sq m  
 Total = 1906 sq ft / 177 sq m

For identification only - Not to scale

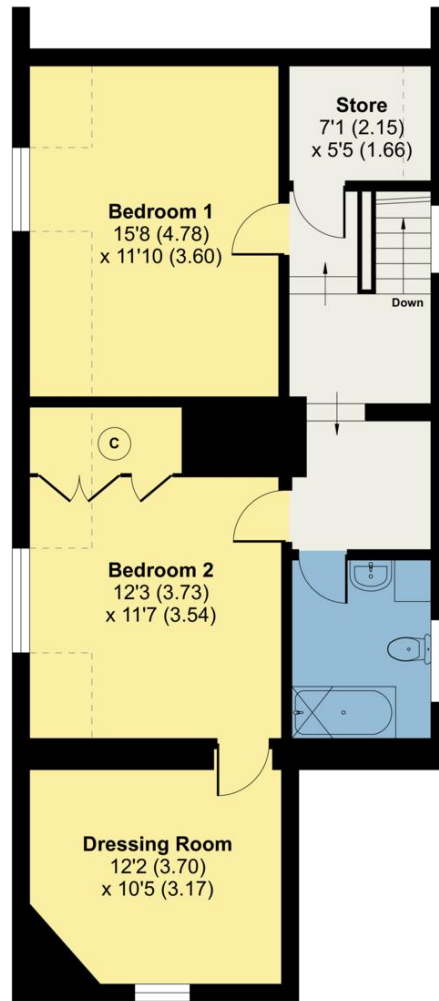


**OUTBUILDING**

Denotes restricted head height



**GROUND FLOOR**



**FIRST FLOOR**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Hackney & Leigh. REF: 1310320

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