



## Greety Gate House Foxfield

Broughton, LA20 6BY

Don't miss out on this rare opportunity to purchase a period farmhouse boasting a stunning coastal location on the side of the World Heritage Site, Duddon Estuary. Briefly comprising of three double bedrooms (all en-suite), two open-plan reception rooms, and an extensive first floor reception room/bedroom, conservatory, this house offers a wide range of uses - from subletting to working from home or even creating a flatlet above the double garage. The home also benefits from quick access to the railway, making nearby towns easily commutable. Contact us today for more information!

**Offers In The Region Of £535,000**

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- Period Farmhouse
- Stunning Coastal Location
- Three En-Suite Double Bedrooms
- Conservatory
- Double Garage
- Council Tax Band - see additional information

## Entrance Hall/Foyer

16'7" x 8'0" (5.071 x 2.463)

## Reception Room

33'4" x 15'5" (10.167 x 4.714)

## Living-Dining Room

24'5" x 13'9" (7.461 x 4.198)

## Kitchen

11'8" x 9'2" (3.558 x 2.818)

## Mezzanine-Stairway

16'7" x 8'0" (5.069 x 2.451)

## Utility Room

11'7" x 6'9" (3.532 x 2.075)

## Conservatory

15'2" x 13'1" (4.639 x 4.011)

## Side Entrance-WC

8'8" x 3'11" (2.656 x 1.198)

## Bedroom One

24'4" x 22'4" (7.440 x 6.822)

## En-suite B1

7'2" x 6'9" (2.192 x 2.068)

## Bedroom Two

13'10" x 13'1" (4.238 x 4.003)

## En-suite B2

10'11" x 7'2" (3.333330 x 2.191)

## Bedroom Three

13'9" x 13'1" (4.208 x 4.001)

## En-suite B3

11'0" x 6'11" (3.378 x 2.126)

## Double Garage

22'2" x 15'7" (6.764 x 4.771)

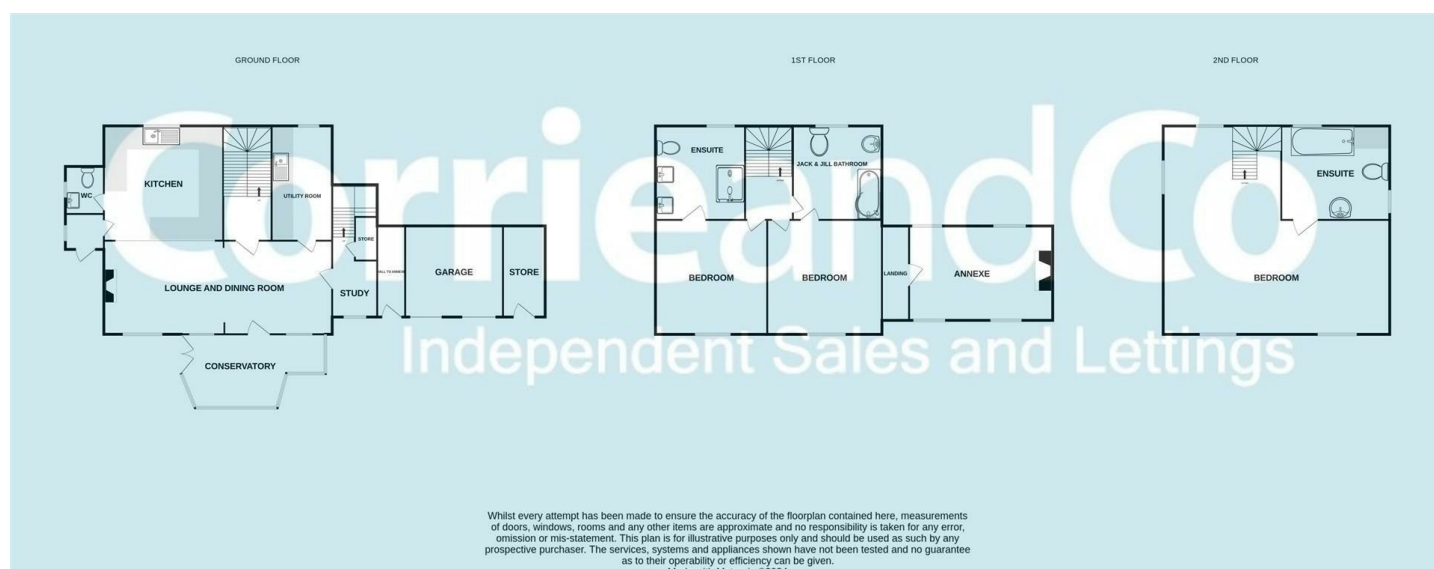
## Additional Information



## Directions



## Floor Plan



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- Full colour contemporary sales literature with floorplans
- A full programme of local / regional advertising and promotion on the Corrie and Co and Rightmove websites
- 24/7 promotion in our Barrow, Ulverston and Millom offices
- Professional viewing service and prompt feedback
- Experienced, friendly staff
- Eye catching 'For Sale' board

To ensure your move is looked after, we can help you with an Energy Performance Certificate and arrange a free mortgage and finance review. We also provide a competitive No Sale – No Fee conveyancing service with well known and trusted local solicitors. Our valuation and sales advice is impartial, completely free with no obligation.

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