



Duddon Gardens

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

Guide Price £600,000

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Duddon Gardens is an exceptional mid-Victorian detached residence with 3 generous bedrooms on the first floor and a potential 2 bedrooms located in the attic space. Occupying a wonderfully private position within the historic Duddon Hall Estate, at the heart of the Lake District National Park. The period character makes this a home of considerable charm, space and distinction, set against one of the Lake District's most beautiful natural backdrops.

Set within approximately ½ an acre of grounds the property is surrounded by beautifully established and landscaped gardens. Sweeping lawns, a generous patio and winding pathways create a wonderfully secluded setting, with mature planting providing colour, interest and privacy throughout the year.

Situated in Duddon Bridge, Broughton-in-Furness, perfectly positioned within the Lake District National Park, a designated UNESCO World Heritage Site, this idyllic rural retreat is far removed from the hustle and bustle of the popular tourist hotspots, it offers peace, privacy and the rare luxury of space and silence. The surrounding landscape is a haven for outdoor enthusiasts and nature/wildlife lovers alike. With opportunities for rock climbing, high fell walking towards Scafell and beyond, as well as gentler valley strolls, all accessible directly from the doorstep and only a 15 minute drive to the Silecroft Beach.

Despite its relatively secluded setting, everyday amenities remain conveniently close by. The charming market town of Broughton-in-Furness provides a range of independent shops and services, including a butcher, traditional bakery, cafés, public houses, GP surgery, veterinary practice, and fuel station. Further afield, Ulverston offers a wider selection of amenities, including supermarkets such as Booths, M&S Food, and Aldi. For visiting guests or leisurely day trips, many of the Lake District's most celebrated destinations, including Wasdale, Eskdale, Coniston, Hawkshead, Bowness-on-Windermere, and Ambleside are all within comfortable reach, allowing you to enjoy the very best of the Lakes before returning to the peace and comfort of your own private retreat.

Whether you are seeking an inspiring base for active family life, a peaceful retreat for retirement, or an exciting investment opportunity, this property offers an exceptional combination of lifestyle and potential.



Accommodation

Entrance Porch & Hall

A welcoming glazed entrance porch opens into the wide reception hall with built in storage cupboard under the stairs.



Living Room

Principal sitting room with central open fireplace set within a green slate surround and a large window to the front aspect with window seat and shutters. Doors leading through to the formal dining room.

Dining Room

This elegant space enjoys fabulous views across the gardens and surrounding fells from the picture window with window seat and shutters, perfectly capturing the unique setting of the property. There is also built in shelves and cupboards to the alcoves.



Breakfast Kitchen

At the heart of the house is the farmhouse-style kitchen, fitted with shaker style kitchen cupboards and finished with solid wood worktops with appliances including cooker with gas hob, electric fan oven, fridge, freezer and stainless steel sink unit under the window. A charming, terraced seating area provides the perfect spot for morning coffee, whilst stone steps lead directly down to the gardens.

Study & WC

A useful study area and downstairs WC add further flexibility, with a small adjoining hallway providing access to the cellar, which extends beneath the full footprint of the house. There is also an original entrance hall with

stone flagged steps leading to the impressive traditional studded front door.

First Floor

Generous landing and hall.

Bedrooms

The first floor offers three generous double bedrooms, each benefiting from elegant windows that draw in an abundance of natural light whilst framing wonderful views across the surrounding landscape.



Bathroom & Shower Room

A three piece family bathroom and separate shower room serve the bedrooms.

Attic Bedrooms

A further stair ladder leads to the spacious attic floor, where two occasional attic bedrooms sit either side of a central storage area. These versatile spaces could readily accommodate guests, hobbies, home working or additional family requirements, subject to any necessary consents.



Basement Rooms

Stone steps from the hallway of the house lead down to four useful cellar rooms, each with stone flagged floors, electric power points, lighting. One of which houses the Worcester boiler and water filtration system. Another facilitates a wash room with laundry, sink and door leading out to the garden.

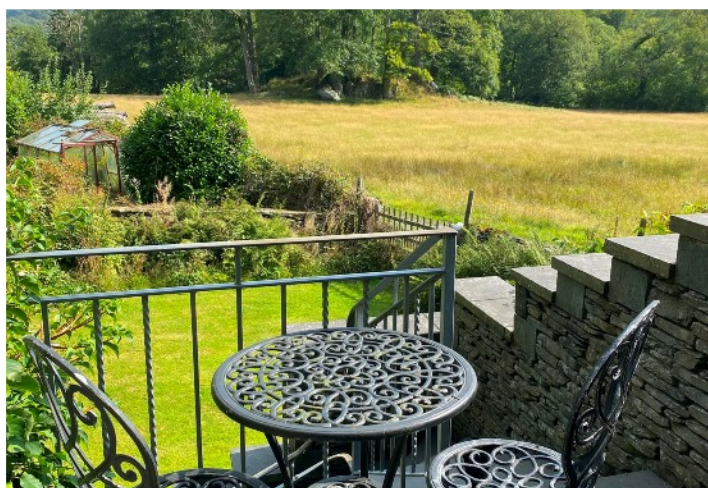


Outside

A gravel driveway leads to the double garage providing secure parking and excellent storage adjoining the house, whilst the gardens are undoubtedly one of Duddon Gardens' greatest assets. The substantial patio provides an ideal setting for alfresco dining and summer entertaining, while meandering paths lead through the ½ an acre of grounds which include an orchard and greenhouse.

Just a short walk from the house is a charming stone bridge spanning the rapids of the River Duddon — an idyllic place to pause and appreciate the beauty and tranquillity of this exceptional Lakeland setting.

The property also benefits from its position within the historic Duddon Hall Estate, a setting steeped in local heritage, with impressive Georgian architecture and the remains of an 18th-century iron furnace adding to the sense of history and permanence.





Directions

What3words:///kickbacks.belts.spurring

Tenure

Freehold. Vacant possession on completion.

Council Tax Band

G

Broadband

For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: checker.ofcom.org.uk

Anti Money Laundering Regulations (AML)

Due to the Money Laundering Regulations, now officially known as Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 we are required to follow government legislation and carry out identification checks on all purchasers. We use a specialist third party company to conduct these checks at a charge of £48 inclusive of VAT per buyer once an offer has been accepted and you will be unable to proceed with the purchase of the property until these checks have been carried out. This charge is non-refundable.





Approximate total area⁽¹⁾
3116 ft²
289.4 m²

Reduced headroom
30 ft²
2.7 m²

(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.

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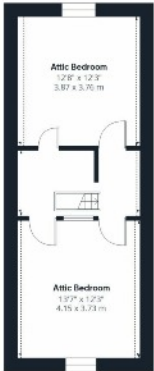
Floor 0



Floor 1



Floor 2



Floor 3

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E		
(21-38) F	29	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Viewing is strictly by appointment with the sole agents. The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.

