

# Foxfield

**£625,000**

Graylags, Foxfield, Broughton-in-Furness, LA20 6BX

Set within the peaceful rural hamlet of Foxfield and boasting far-reaching views of Black Combe, Graylags is a beautifully proportioned four-bedroom detached residence offering elegant and versatile accommodation for modern family life. From its generous gardens and double garage, to its thoughtfully designed interior and fabulous views.

This property presents a rare opportunity to acquire a truly idyllic country retreat in the Lake District's unspoilt south-western corner.

## Quick Overview

Elegant Detached Family Home

Four Double Bedrooms

Balcony with Panoramic Views

Two Reception Rooms

Kitchen & Utility Room

Family Bathroom with Freestanding Bath

Double Garage with Attic Room

Landscaped Garden with Patio

Off-Road Parking

Superfast Broadband



4



3



2



F



Superfast  
Broadband



Off Road  
Parking

Property Reference: ULV1010



Balcony View



Principal Bedroom Balcony



Lounge Diner



Kitchen Views

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A welcoming, spacious porch sets the tone for the home – an ideal morning coffee spot with garden views. From here, the accommodation unfolds into a beautifully balanced and thoughtfully arranged layout. The main lounge is generous in size and centres around a charming feature fireplace, while the adjacent snug offers a quiet retreat, equally suited as a formal dining room or reading space.

The kitchen is well-appointed, with ample cabinetry and a picture window framing delightful views towards Black Combe. A separate, spacious utility room adds convenience and practicality. Completing the ground floor is a stylish wet room, providing flexibility for multi-generational living or guests.

Upstairs, the property offers four double bedrooms, each with its own character. The principal suite enjoys access to a private balcony with breathtaking panoramic views of Black Combe, along with a contemporary en-suite bathroom.

Positioned in the opposite gable end, the second largest bedroom features vaulted ceilings, Velux windows, and an en-suite WC. The elevated ceiling height and natural light create a dramatic yet calming ambience, perfect for soaking in the views by day and stargazing by night.

The expansive landing hosts a series of built-in storage cupboards and leads to a luxurious family bathroom, beautifully appointed with a freestanding bathtub and high-quality, elegant fittings throughout.

Externally the gardens are mostly laid to lawn, with a patio area perfect for alfresco dining. A private driveway provides parking for 2–3 cars, and the double garage with boarded attic space offers further potential – ideal for a studio, workshop or additional storage.

**Location** Foxfield is a peaceful and scenic village, situated just south of Broughton-in-Furness nestled deep within the splendid Duddon Valley and lies just outside the Lake District National Park. It is incredibly well placed to enjoy easy access to the Inner Lakes, in particular the quieter and lesser known stunning Western fells and hills. In this beautiful part of the world there are endless footpaths, bridleway, hills, fells and valleys to explore, so excellent for those enjoying the outdoor lifestyle - in addition, along with the closely situated market town of Broughton in Furness where there is a thriving and friendly village community with several local clubs and societies. Broughton is charming with picturesque Georgian Market square, Petrol Station, Primary School, Butchers, Bakers, Post Office, Public House, Doctors, Vets etc. The closest Secondary School is John Ruskin, Coniston approx 11 miles away. Foxfield itself is ideally placed for those working at BNFL or BAE and who wish to be a little outside their working area. It has a Railway Station on the Cumbria Coast Line which runs between Carlisle and Barrow-in-Furness. Carlisle provides services to Manchester Airport and London Euston! The delightful market town of Ulverston for a wider range of



Lounge Diner



Porch



Wet Room



Snug/Second Reception



Hallway and Staircase



Principal Bedroom

amenities and shopping is approximately 10 miles away. Junction 36 of the approx approx 40 miles away.

To reach the property travel along the A590 in the direction of Ulverston taking the second exit at the Greenodd roundabout onto the A5092. Follow the A5092 going through Gawthwaite and Beanthwaite shortly after follow the signs on the A595 for Foxfield and Broughton in Furness. When you arrive at Foxfield go past the Railway Station and turn right. Destination will be on the left

What3words -

<https://what3words.com/offline.imparts.collapsed>

### Accommodation (with approximate measurements)

Entrance Porch 6' 0" x 16' 2" (1.83m x 4.93m)

Hallway 4' 2" x 20' 2" (1.27m x 6.15m)

Wet Room 8' 9" x 10' 1" (2.67m x 3.07m)

Lounge Diner 18' 7" x 24' 9" (5.66m x 7.54m)

Utility Room 9' 7" x 13' 0" (2.92m x 3.96m)

Snug 13' 5" x 14' 8" (4.09m x 4.47m)

Kitchen 10' 5" x 13' 9" (3.18m x 4.19m)

Double Integral Garage 20' 2" x 19' 11" (6.15m x 6.07m)

### First Floor

Landing 4' 0" x 25' 1" (1.22m x 7.65m)

Storage Cupboard 3' 8" x 6' 6" (1.12m x 1.98m)

Principal Bedroom 19' 2" x 10' 6" (5.84m x 3.2m)

Ensuite 10' 3" x 6' 9" (3.12m x 2.06m)

Balcony 8' 7" x 14' 0" (2.62m x 4.27m)

Bedroom Two 9' 5" x 14' 10" (2.87m x 4.52m)

Family Bathroom 9' 9" x 9' 5" (2.97m x 2.87m)

Bedroom Four 16' 2" x 15' 5" (4.93m x 4.7m)

WC 2' 8" x 4' 10" (0.81m x 1.47m)

Bedroom Three 8' 8" x 9' 11" (2.64m x 3.02m)

Storage Cupboard 2' 9" x 6' 5" (0.84m x 1.96m)

Workshop 16' 6" x 12' 3" (5.03m x 3.73m)

**Services** Oil heating central heating , mains electricity, water and drainage.

Property also has Solar Panels and Wood stove

**Tenure:** Freehold (Vacant possession upon completion).



Bedroom Three



Bedroom Two



Bedroom Four



Principal Bedroom Ensuite



Family Bathroom

**Council Tax:** Band C Copeland Council

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

**Energy Performance Certificate:** The full Energy Performance Certificate is available on our website and also at any of our offices.

**Anti-Money Laundering Check (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 £60.00 (inc. VAT) per individual or £50.00 (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 £150 (incl. vat).

## Meet the Team

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Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

2853 ft<sup>2</sup>  
264.7 m<sup>2</sup>

**Balconies and terraces**

107 ft<sup>2</sup>  
9.9 m<sup>2</sup>

**Reduced headroom**

243 ft<sup>2</sup>  
22.5 m<sup>2</sup>

(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.

**GIRAFFE360**

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