



# Rose Cottage

Woodland, Broughton-In-Furness, Cumbria, LA20 6AG

Guide Price £425,000

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## Woodland, Broughton-In-Furness

Immaculately presented two/three bedroom traditional Lakeland Cottage in a superb rural setting with attractive garden, stream and parking for three. This delightful property is currently enjoyed as an additional residence but will equally suit a variety of buyers, as a main residence, second home or holiday let. Historically the property had been a successful a 4\* holiday let and generated approximately £26,000 per annum.

Set in the Lake District National Park in a quiet corner amongst the beautiful Furness Fells and close to the picturesque village of Broughton (3 miles), voted village of the year 2002, and the market town of Ulverston. Good road links via the A595 and A590 trunk road connect it to the M6, Barrow-in-Furness and north to Scotland. The valley can also be approached from the heart of the National Park either from Coniston (10 miles) or Ambleside (18 miles).

Rose Cottage is a wonderful double fronted traditional Lakeland cottage which has benefited in the past from complete renovation and an extension creating a superbly presented and well proportioned two/three bedroom cottage. Finished to a high specification with traditional style cast iron radiators, quality solid oak floors, oak skirting boards, oak doors and staircase and complimented by modern fittings and appointments. Nest heating control, automatic lights in case of lack of power and carbon monoxide monitors. The property has an attractive manageable garden with glorious country scenery, stream and also benefits from private parking for three vehicles.



## Accommodation

Steps leading to porch with slate seat and slate floor. Front door leading into:-



### Kitchen

Attractive dual aspect room with a selection of white gloss wall and base units and quality granite work top. Four ring electric hob, double electric oven and extractor. Stainless steel circular sink with mixer tap and circular draining board. Integrated appliances include fridge and dishwasher. Oak staircase with under stair cupboard housing cylinder. Oak floor. Lovely views across the garden to the surrounding countryside.



### Living room

Lovely triple aspect room with multi fuel stove on slate hearth and oak mantel. Oak floor and traditional style radiators. Attractive country and garden views with direct access from the patio doors on to small patio.



### Snug/bedroom

Attractive triple aspect room with multi fuel stove set on slate hearth, TV point and garden and country views.



### Laundry Room

Base unit and stainless steel sink unit with mixer tap. Plumbing for washing machine and facility to house a tumble dryer and freezer. Extractor.

## First floor

### Split level landing



#### Bedroom one

A double room with velux window and peaceful country views. Built in solid oak wardrobe. TV point.



#### En suite

Attractive three piece suite comprising modern duo bath, pedestal wash hand basin and WC. Heated towel rail, electric shaver point and extractor. Part tiled walls and lino flooring. Excellent fell and country views.



#### Bedroom two

Double room with dormer window and velux. Built in wardrobe and TV point.



#### Shower room

Double shower cubicle, WC and vanity wash hand basin. Tiled walls, lino flooring, electric shaver point and heated towel rail.





### Outside

The property benefits from a paved path to the traditional open porch. Enjoying private parking for approximately three vehicles. Enclosed safe garden to the front and side of the house, majority lawned, two small patio areas and natural woodland. There is a useful stone outbuilding, ideal for storage, bikes etc and houses a shared water treatment plant.

### Tenure

Freehold.

### Services

Shared private water and drainage with neighbouring property. Mains electric and oil central heating controlled by Nest.



### Council Tax Band

C

### Directions

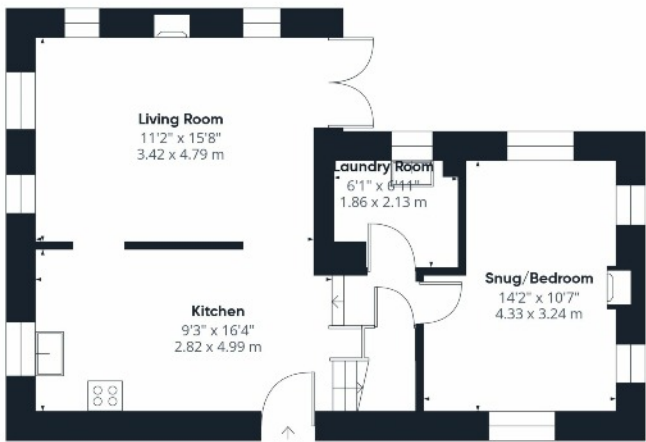
Departing Coniston to the south on the A593 proceed towards Broughton for approximately 7 miles. Turn left at the second sign post for Woodland, as you turn left immediately turn left again and follow the road for approximately  $\frac{3}{4}$  mile and the property is the second on the left.

What3words:///handyman.protude.insurance

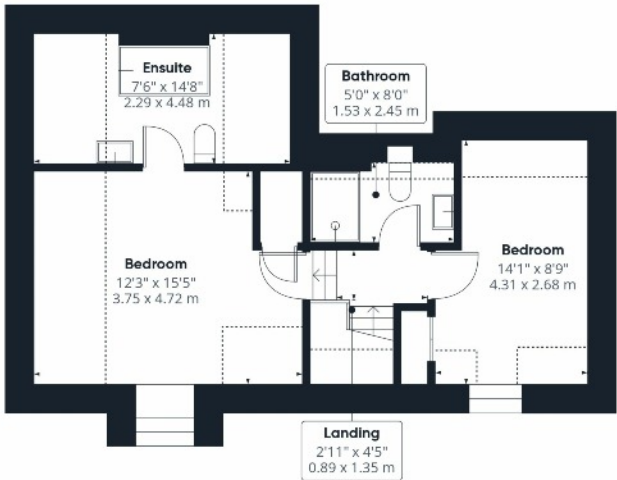
### Broadband

For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: [checker.ofcom.org.uk](https://www.ofcom.gov.uk/broadbandchecker/).





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



**Approximate total area<sup>(1)</sup>**  
1134 ft<sup>2</sup>  
105.1 m<sup>2</sup>

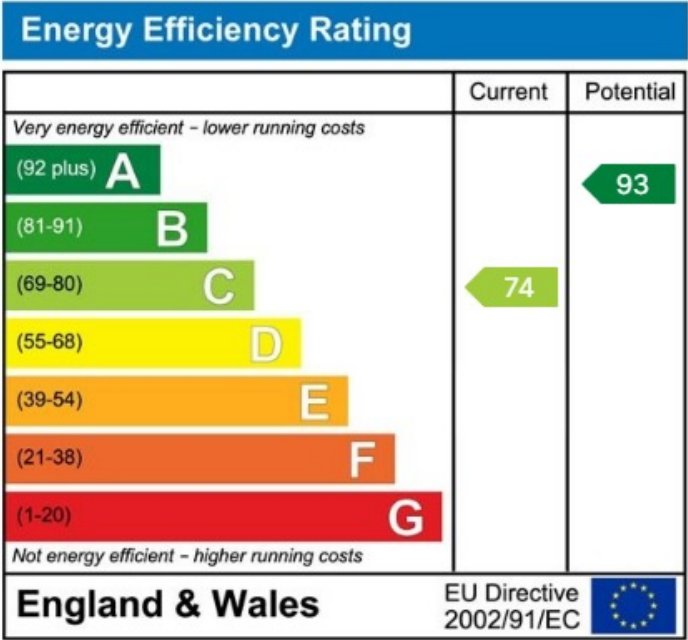
**Reduced headroom**  
157 ft<sup>2</sup>  
14.6 m<sup>2</sup>

(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.

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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.