



Killington

£498,000

Broad Raine , Killington, Sedbergh, LA10 5EP

Enjoy the rare privilege of owning a stretch of the picturesque River Lune with Broad Raine, a substantial and characterful detached period home set within the peaceful and highly desirable parish of Killington. This exceptional property combines beautiful riverside ownership, extensive gardens, and a wealth of original features; offering a truly unique lifestyle opportunity in a stunning rural setting.

Whether you're a growing family looking for a countryside home with space to make your own, a couple seeking a peaceful retreat, or a buyer with a creative vision, Broad Raine offers immense potential to tailor and enhance to your individual needs.

Quick Overview

- Charming Character Property
- Idyllic Countryside Location
- Generous Living Spaces
- Well Proportioned Accommodation
- Period Features Throughout
- Requires Upgrading & Modernisation
- Two Shared Driveways & Three Outbuildings
- Extensive Gardens & Adjoining River
- No Onward Chain
- Ultrafast Broadband Available



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Ultrafast
Broadband*



Off Road
Parking

Property Reference: KL3625



Sun Room



Kitchen



Shower Room



Gardens

The property is ideally positioned for those craving rural tranquillity without compromising on accessibility, just 4 miles from Junction 37 of the M6 and the thriving community of Sedbergh, with Oxenholme Railway Station only a 15 minute drive away.

Stepping inside, you're welcomed by a bright and versatile sun room entrance that sets the tone for the rest of the home. The ground floor offers a wealth of charming living spaces, including a dual-aspect dining room with exposed beams and a generous living room full of period character; featuring traditional details and a cosy wood-burning stove. The kitchen, while ready for modernisation, provides an excellent footprint for creating a stylish country kitchen or open-plan family space.

Upstairs, the home continues to impress with three individually styled bedrooms, exposed timber beams, and scenic views of the surrounding countryside. A family bathroom and additional W.C. serve this level, with scope for reconfiguration. The second floor attic room, complete with en suite, provides flexible accommodation ideal for a principal suite, guest room, home office, or creative studio.

Outside, Broad Raine's extensive gardens include lawns perfect for family activities or entertaining, a greenhouse, shed and vegetable patches, ideal for keen gardeners. Perhaps most notably, the property's ownership of part of the River Lune creates a stunning natural boundary and serene outlook, offering the new owners a slice of true countryside charm.

Two shared driveways provide convenient access and off-road parking, while three separate outbuildings offer further scope for workshops, hobby spaces, or additional storage (subject to any necessary consents).

While the property requires general upgrading and redecoration, its generous proportions, unique features, and idyllic location make it a rare gem with limitless potential. Broad Raine is more than a home, it's an opportunity to craft your own rural haven by the river.



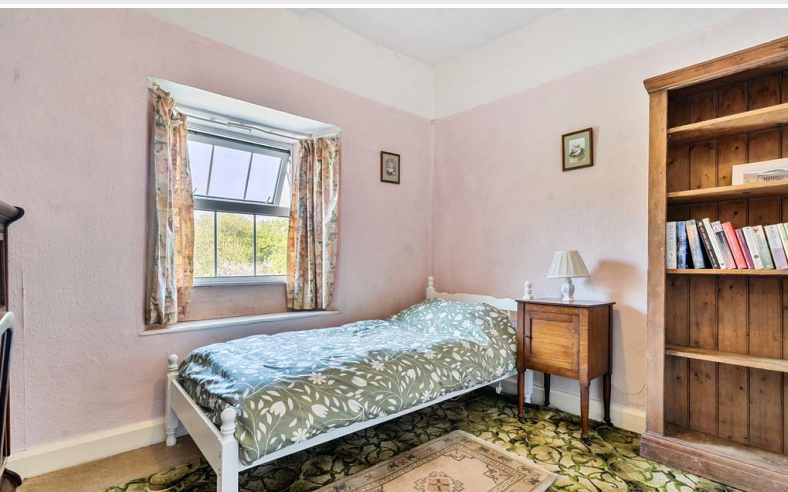
Living Room



Dining Room



Bedroom Two



Bedroom Three



Bedroom Four/Study



Bathroom

Accommodation with approximate dimensions:

Ground Floor

Sun Room 25' 6" x 7' 9" (7.77m x 2.36m)

Living Room 14' 8" x 11' 11" (4.47m x 3.63m)

Kitchen 14' 2" x 9' 7" (4.32m x 2.92m)

Dining Room 15' 7" x 11' 9" (4.75m x 3.58m)

Lower Ground Floor

Cellar 16' 2" x 6' 6" (4.93m x 1.98m)

First Floor

Bedroom One 16' 3" x 15' 10" (4.95m x 4.83m)

Bedroom Two 16' 1" x 13' 5" (4.9m x 4.09m)

Bedroom Three 10' 7" x 9' 5" (3.23m x 2.87m)

Second Floor

Bedroom Four/Study 1 12' 9" x 9' 11" (3.89m x 3.02m)

Study 13' 1" x 12' 8" (3.99m x 3.86m)

Out House 21' 2" x 11' 11" (6.45m x 3.63m)

Outbuilding Two 13' 0" x 11' 10" (3.96m x 3.61m)

Outbuilding Three 5' 7" x 5' 3" (1.7m x 1.6m)

Property Information

Parking

The property owns both driveways to the front and rear which have shared access with the neighbouring properties.

Tenure

Freehold (Vacant possession upon completion).

Council Tax

Westmorland and Furness. Band E.

Services

Mains water and electricity. Biomass boiler, does work but can be unreliable. New shared treatment plant to be installed at vendor's expense, awaiting installation date from contractor

Please note that due to updated regulations for septic tanks and private drainage facilities, interested parties may wish to seek independent advice on the installation.

N.B.

Please note the property has a footpath right of way across the driveway. For more information please contact our office.

Energy Performance Certificate

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

Viewings

Strictly by appointment with Hackney & Leigh.



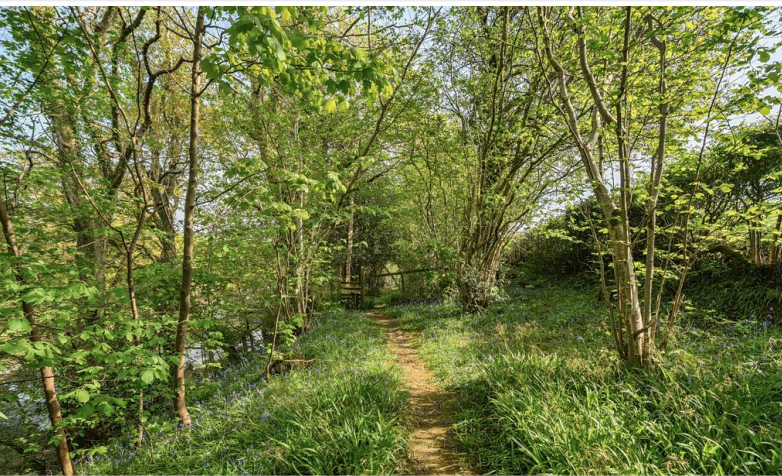
Bedroom One



Gardens



Gardens



Gardens



Broad Raine

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 **015242 72111** or request online.



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



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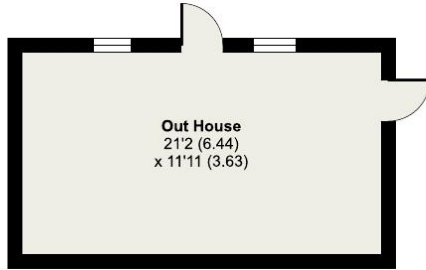
Broad Raine, Killington, Sedbergh, LA10

Approximate Area = 2270 sq ft / 210.8 sq m

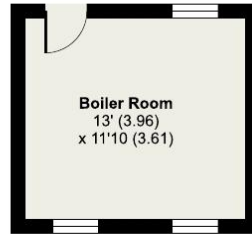
Outbuildings = 435 sq ft / 40.4 sq m

Total = 2705 sq ft / 251.2 sq m

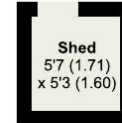
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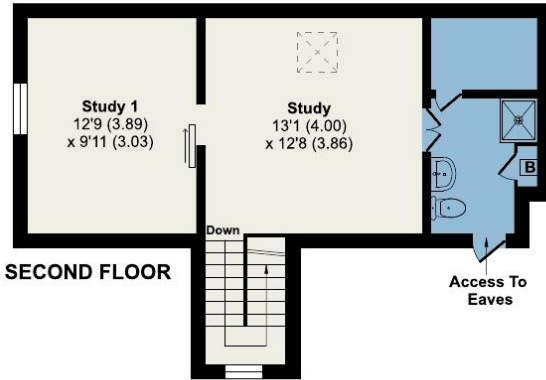
OUTBUILDING 1



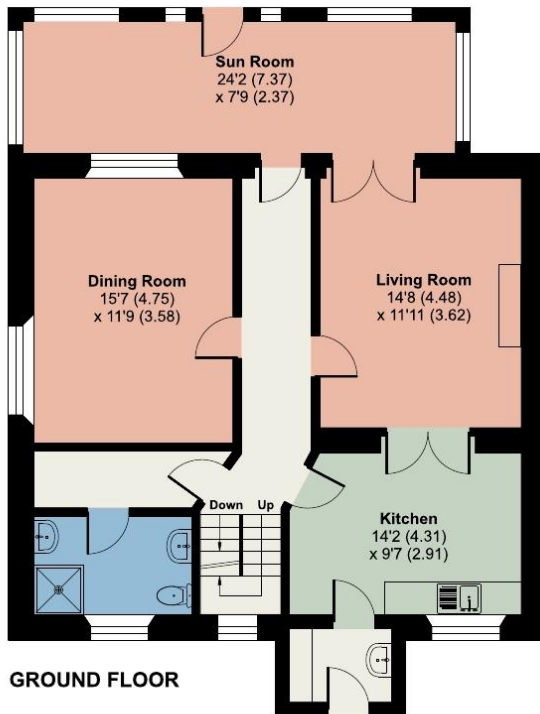
OUTBUILDING 2



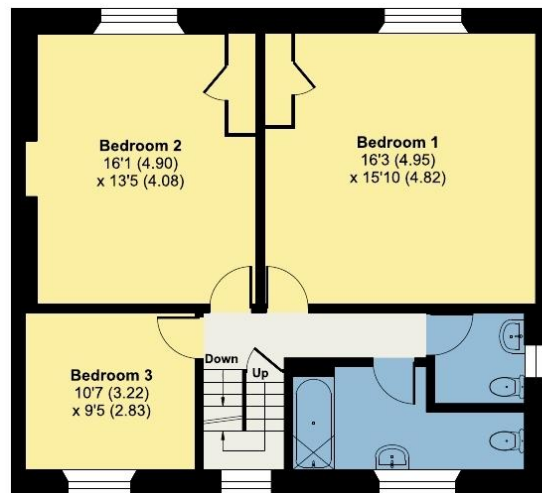
OUTBUILDING 3



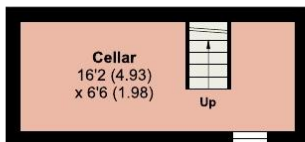
SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



CELLAR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1279288

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