



Dower House

High Dudden, Dudden Bridge, Broughton-in-Furness, LA20 6ET

Guide Price: £650,000

MATTHEWS
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Dower House

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A substantial Victorian residence with a rich and varied history, having served over the years as a gentleman's residence, a country guest house, and now offering four well established holiday apartments comprising two one bedroom and two bedroom units, together with spacious and extensive ground floor owners' accommodation.

While the property would benefit from investment, refurbishment, and modernisation, it presents an exceptional lifestyle and business opportunity, with income potential from the existing holiday lets.

In addition, we understand that planning permission has been submitted to allow the property to revert to use as a single principal residence, whilst also retaining the flexibility for its current mixed-use arrangement.

Nestled in approximately 6.25 acres of private natural and fellside garden bordering woodland with a delightful array of plants and bushes. Enjoying far reaching south facing fell and country views.

Dower House offers an unrivalled opportunity to fully immerse yourself in nature's splendour. This is more than just a property – it's a lifestyle choice. As you leave the M6 and head west, the journey itself becomes a scenic escape. Roads grow quieter, narrower, and more enchanting, winding through ever-more dramatic landscapes with the iconic Lakeland fells rising majestically on the horizon. This is a place where the pace of life slows and the natural surroundings have remained virtually untouched for centuries.

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.

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.

The surrounding landscape is a haven for outdoor enthusiasts, 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.



Accommodation

Front door leading into:

Vestibule with double doors.

Entrance Hall

A wide spacious area with original open staircase, under stair cupboard and original fire place. Generously proportioned dual aspect room with twin feature bay windows. Stove with slate tiled hearth and oak mantle. Lovely far reaching views across the gardens towards the distant fells.

Dining Room

With glazed sliding windows enjoying garden and fell views. Built in cupboard.

Inner Hall leading to;

Study

With open fire and wonderful garden views.

Kitchen

A range of dated wall and base units incorporating a stainless steel sink unit with mixer tap together with an additional circular sink unit. Oil-fired Aga, plumbing for dishwasher, four-ring electric hob, and electric oven.

Pantry

Housing electric meters and consumer units. Built in cupboard.

Lounge

Open fire with tiled hearth and surround.

Bedroom

Double room.

Bedroom

Double room with original cast iron fire, recess shelving.

Bedroom

Single room.

Bathroom

Four piece suite comprising of paneled bath, corner shower cubicle, WC and vanity wash hand basin. Part wall tiled with electric wall heater.



First Floor

Landing leading to:

Rawlinson

A delightful one bedroom apartment with large double bedroom, house bathroom, large living room and kitchen.

Orchard Corner

A well presented, one bedroom apartment with open plan kitchen/living room and separate bathroom.

Woodside

A spacious two double en-suite bedroom apartment with separate kitchen, large dual aspect living room with feature bay windows enjoying superb garden and country views. Still requiring modernisation.

Second Floor

Chimneys

A two bedroom top floor apartment with separate living room and kitchen. Still requiring modernisation.

Outside

Approached via a sweeping private shared drive leading to the gently elevated property. The extensive grounds extend to approximately 6 ¼ acres of natural fellside garden which merges with natural woodland. The lower section of garden is more formal with an excellent selection of mature shrubs and bushes with a delightful array of species providing a plethora of colour. To the side is an excellent level lawned area. Whilst there is the remanence of the former kitchen garden. There are numerous outbuildings providing excellent storage/hobby space. There is parking for numerous vehicles.

Please note there is a public bridal way encroaching part of the land towards the edge of the boundary.

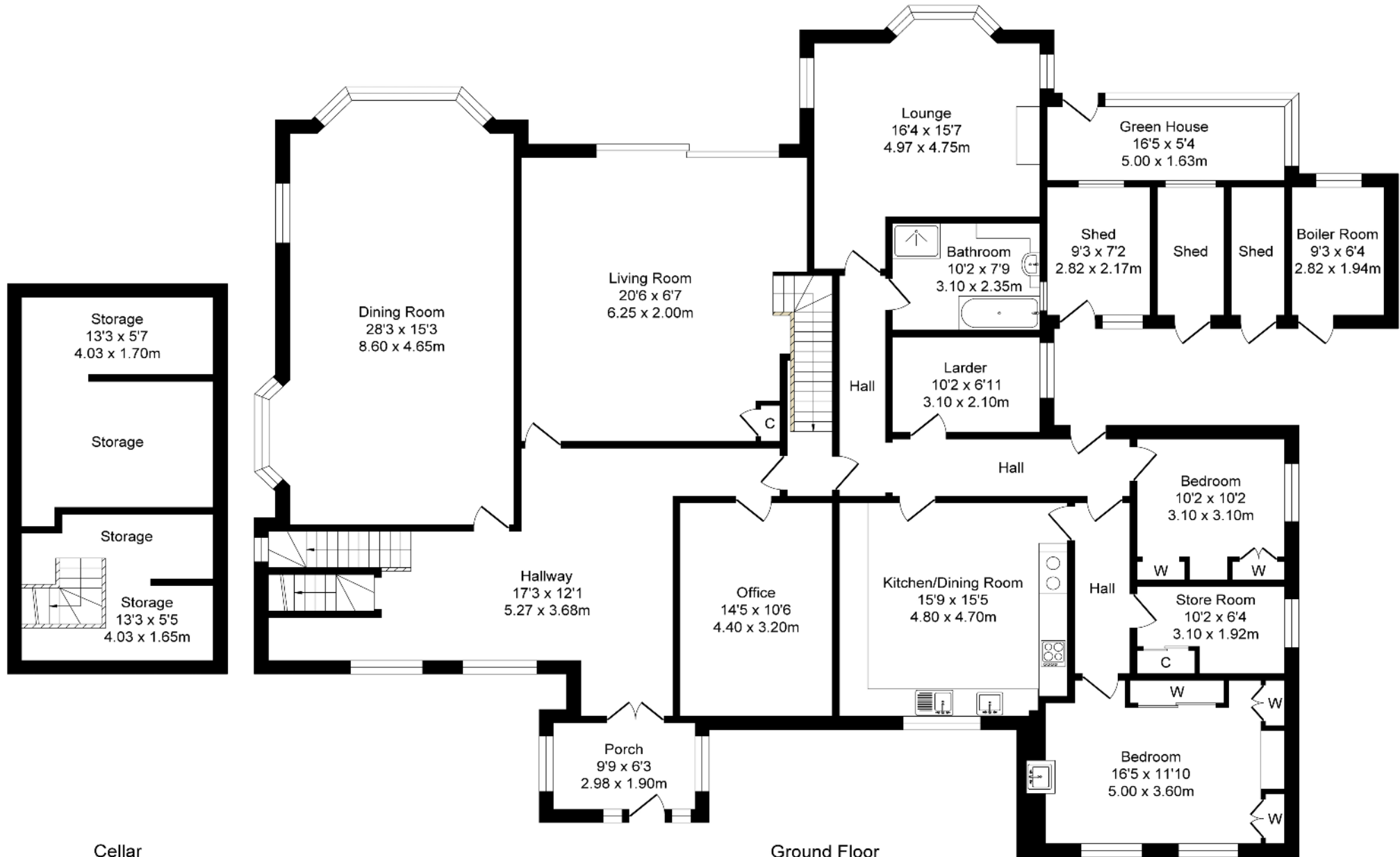




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Total Approx. Floor Area 3446 Sq.ft. (320.1 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Cellar

Approx. Floor Area 347 Sq.Ft (32.2 Sq.M.)

Ground Floor

Approx. Floor Area 3099 Sq.Ft (287.9 Sq.M.)

Services

Mains electricity. Private shared water and shared private drainage (non Compliant) 7/11 responsibility. Oil central heating.

Directions

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Tenure

Freehold. Vacant possession on completion.

Council Tax

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Business rates

£7,400. Amount payable £3,197. This could be reduced to ZERO if the purchaser is entitled to Small Business Rates Relief. More details can be obtained from the Local Authority South Lakeland District Council 01539 733333.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			71
(55-68) D			
(39-54) E	50		
(21-38) F			
(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.

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