



Broughton Grove, Field Broughton – LA11 6HW

Grange-Over-Sands

Offers Over **£550,000**

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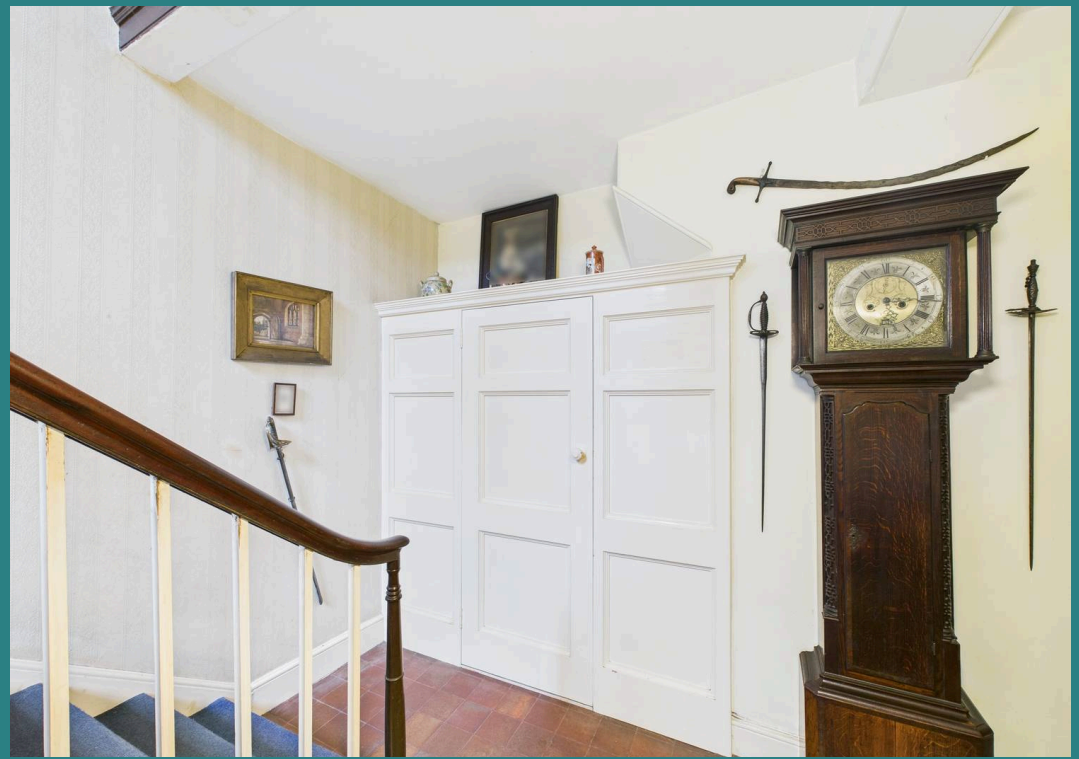
Broughton Grove

Field Broughton, Grange-Over-Sands

The front left half of the now “semi-detached” exceptional former manor house, offers an opportunity to acquire a piece of local history, built for the Grayrigge family ancestors in 1710. Set within the tranquil semi-rural hamlet of Field Broughton and bordering the picturesque, village of Cartmel. The property showcases charming period architecture throughout, with original features and elegant proportions. The grand entry hallway welcomes you with an impressive original porch entrance with feature staircase, setting the tone for the generous accommodation arranged over four floors, including a versatile basement that provides ample storage or potential for further development. The ground floor boasts two inviting reception rooms, comprising a spacious drawing room and a formal dining room, each enjoying direct access to the gardens and featuring log burning stoves for a warm and welcoming atmosphere. The modern fitted kitchen is complemented by a separate pantry, offering both style and practicality with outside access to the cottage garden. Upstairs, five well-proportioned bedrooms provide flexible accommodation for a growing family or visiting guests, while a large family bathroom suite and a smaller W.C suite, ideally situated to the first floor provide convenience to the upper floors. Numerous storage solutions offered thoughtfully integrated throughout the home. This characterful residence combines the best of country living with convenient access to local amenities, fine dining and scenic countryside walks.

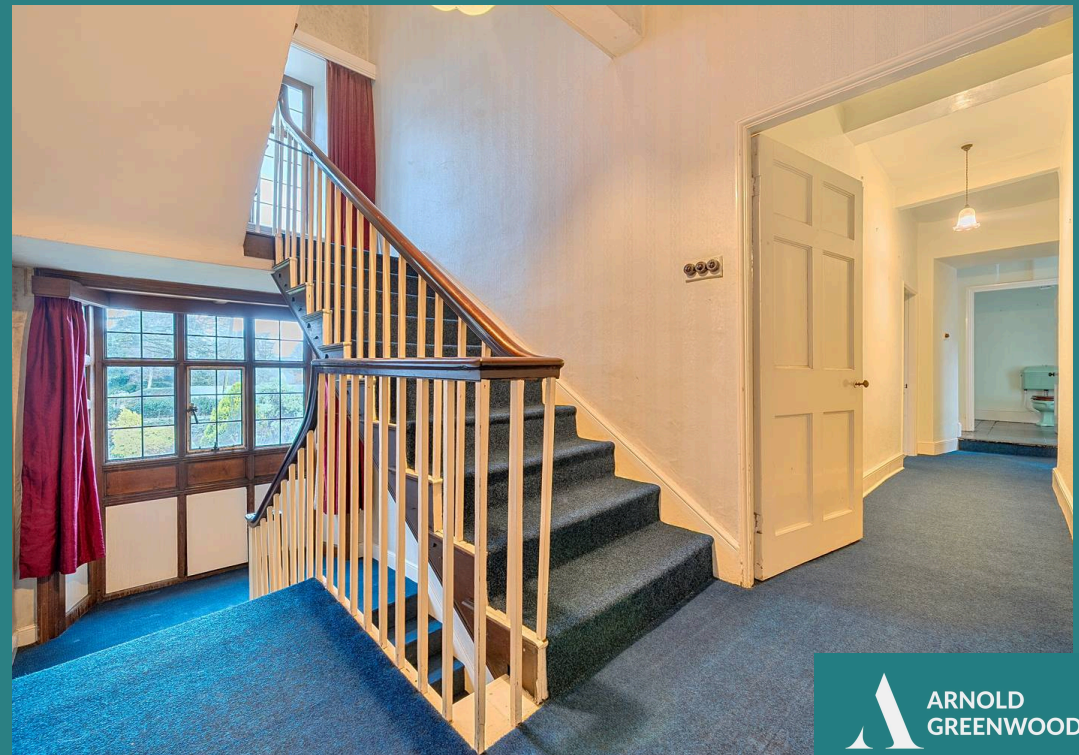
- Five bedroomed mews house (the central part of the inner building)













GARDEN

Front and back gardens with cottage garden and small orchard to the back. Large substantial garden to the front with patio, rose garden, rhododendron garden, kitchen garden, established flower beds and lawned area. Separate woodland area.

OUTSIDE

Double Garage – 2 Parking Spaces

Driveway – 4 Parking Spaces

PROPERTY DETAILS

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: F

SERVICES

Mains; drainage, electricity and water.

Immersion heated hot water. Heating source; Two log burning stoves. No Gas. Telephone line.



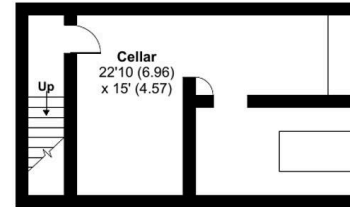
Broughton Grove, Field Broughton, LA11

Approximate Area = 3131 sq ft / 290.9 sq m

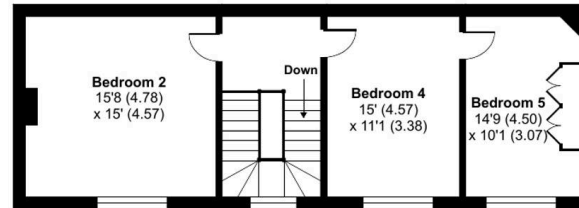
Outbuilding = 62 sq ft / 5.7 sq m

Total = 3193 sq ft / 296.6 sq m

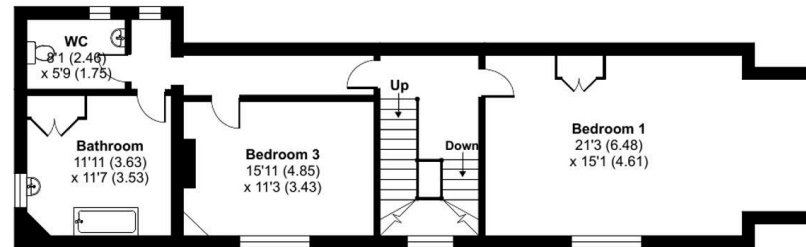
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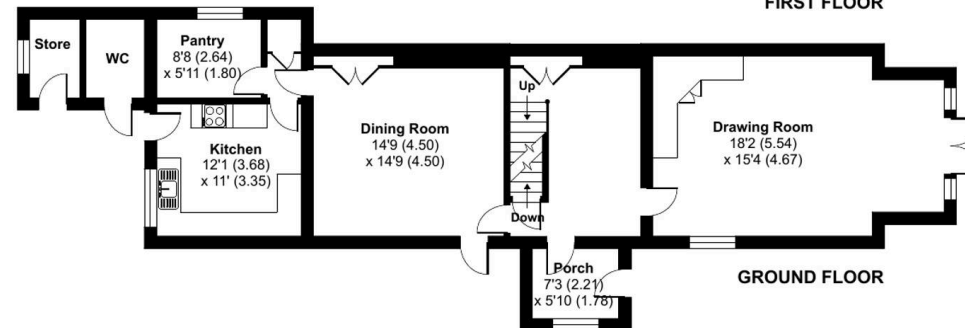
LOWER GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



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