



Broughton Lodge Farmhouse with Annexe
Field Broughton

Asking Price £700,000

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Thomson Hayton Winkley



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An exciting opportunity to purchase a fine detached period residence with attached Annexe situated on substantial plot within the Lake District National Park. Having six bedrooms, five bathrooms, four reception rooms, two kitchens, utility room, study and cellar. Requires updating in parts.







BROUGHTON LODGE FARMHOUSE

A wonderful versatile detached period property with independent Annexe boasting beautiful countryside and fell views pleasantly located within its own substantial gardens and grounds in a semi rural location within Field Broughton, an idyllic rural location on the Cartmel Peninsula within the Lake District National Park having fabulous countryside walks from the doorstep. The area is convenient for the historic village of Cartmel where the local amenities include the famous 12th Century Priory, iconic Cartmel racecourse, Michelin starred restaurant L'Endume and Grange Fell Golf Club. The property is within easy reach of the A590 offering easy access to the M6 and Newby Bridge, where the Swan Hotel is renowned for its superb Restaurant, public bar, gymnasium, relaxing spa, tranquil park and competitively priced marina on the fringe of Lake Windermere. The location offers fabulous countryside walks, easy access to the rest of the Lakes, Grange-over-Sands and the market towns of both Kendal and Ulverston.

The well proportioned accommodation, which retains a wealth of increasingly rare period features including exposed beamwork, fireplaces, flagged flooring and stonework, does require some updating in parts allowing the purchaser to create an outstanding home to suit their own taste.

Accessed via an impressive porch, the ground floor offers an entrance hall, dual aspect sitting room, breakfast/dining kitchen, dining room/gym, dual aspect lounge, study, utility room and shower room to the ground floor. There are five bedrooms, four on the first floor, with two having en suite shower rooms, and a fabulous dual aspect bathroom offering great potential for refurbishment, and a fifth bedroom up a short flight of stairs. The cellar offers generous storage solutions and has light and power. The property benefits from double glazing and has oil fired heating to all but the study and ground floor shower room.

In addition to the Farmhouse living space is an independent Annexe, which with works of updating offers great potential to create appealing guest accommodation or independent living for a teenager/elderly relative. The annexe has a porch/utility space, kitchen, sitting/dining room, double bedroom and a wet room and benefits from double glazing and electric heating.

Outside offers approximately an acre of gardens and grounds and is accessed via a double gated driveway. There is ample parking, generous natural gardens, a substantial Dutch Barn and a greenhouse.

GROUND FLOOR

PORCH

4' 9" x 4' 9" (1.47m x 1.47m)

Lighting, fitted bench.

ENTRANCE HALL

28' 2" max x 8' 2" max (8.61m x 2.49m)

Painted entrance door with single glazed panels over, two radiators, dado rail, original flagged flooring.

SITTING ROOM

15' 11" max x 12' 11" max (4.86m x 3.94m)

Two double glazed windows, radiator, woodburning stove to feature fireplace, built in cupboard.

DINING KITCHEN

17' 0" max x 14' 0" max (5.20m x 4.28m)

Double glazed door with adjacent double glazed windows, radiator, decorative original cast iron range fireplace, bespoke drawers and shelving, Belfast sink, electric range cooker with extractor hood over, two fridges, dishwasher, freestanding larder unit, wall mounted display unit, flagged flooring.

DINING ROOM/GYM

17' 9" max x 14' 10" max (5.42m x 4.54m)

Two double glazed windows, two radiators with one having a decorative cover, exposed beams, flagged flooring.

LOUNGE

15' 1" max x 14' 10" max (4.62m x 4.54m)

Two double glazed windows, radiator, feature fireplace with decorative woodburning stove, built in shelving to alcove.

STUDY

10' 4" x 7' 5" (3.15m x 2.27m)

Double glazed window.

UTILITY ROOM

11' 1" max x 4' 9" max (3.39m x 1.45m)

Painted door to rear, good range of base and wall units, stainless steel sink, washing machine, tumble dryer, freezer, fitted coat hooks.

SHOWER ROOM

11' 1" x 5' 6" (3.40m x 1.69m)

Double glazed window, three piece suite comprises W.C., wash hand basin and fully tiled shower cubicle with electric shower fitting, extractor fan, tiled flooring.





FIRST FLOOR

LANDING & INNER HALL

9' 5" x 8' 5" (2.88m x 2.57m) 13' 4" x 3' 11" (4.07m x 1.21m)

Double glazed window with window seat, radiator, built in cloaks and storage cupboard with lighting.

BEDROOM

16' 10" max x 13' 1" max (5.15m x 3.99m)

Double glazed window with window seat, radiator, decorative original fireplace, exposed beams.

EN SUITE

6' 4" x 5' 9" (1.94m x 1.76m)

Radiator, three piece suite in white comprises W.C., wash hand basin with tiled splashback and fully tiled shower cubicle with thermostatic shower fitment, extractor fan, fitted mirror, loft access.

BEDROOM

16' 6" max x 12' 1" max (5.05m x 3.69m)

Double glazed window with window seat, radiator, decorative original cast iron fireplace, built in wardrobe, exposed beams.

EN SUITE

7' 6" max x 5' 6" max (2.29m x 1.69m)

Radiator, three piece suite in white comprises W.C., wash hand basin with tiled splashback and fully tiled shower cubicle with thermostatic shower fitment, extractor fan, exposed beam.

BEDROOM

15' 1" x 13' 0" (4.62m x 3.98m)

Double glazed feature window with window seat, radiator, decorative original cast iron fireplace, built in cupboards, exposed beamwork to vaulted ceiling, exposed stone wall, wall light.

BEDROOM

10' 5" max x 7' 7" max (3.20m x 2.32m)

Double glazed window, exposed floorboards, cupboard housing hot water cylinder.

BATHROOM

14' 0" max x 12' 0" max (4.27m x 3.66m)

Two double glazed windows with window seats, two high level natural light source features, two radiators, W.C., wash hand basin, spa bath, plumbing for shower, exposed beamwork to vaulted ceiling, exposed stone feature, exposed floorboards.

FIFTH BEDROOM

16' 6" max x 12' 11" max (5.04m x 3.94m)

Double glazed feature window with window seat, two radiators, exposed stone wall, exposed beams.

CELLAR ROOM & STORE ROOM

13' 7" x 12' 8" (4.15m x 3.88m) 7' 4" x 6' 0" (2.26m x 1.84m)

Light and power.

ANNEXE

PORCH

6' 0" x 5' 6" (1.84m x 1.68m)

Painted door, electric storage heater, exposed stone wall, exposed beams, fitted coat hooks.

SITTING/DINING ROOM

15' 1" max x 12' 4" max (4.61m x 3.77m)

Double glazed patio doors, double glazed window, electric storage heater, exposed stone wall and feature stonework, exposed beamwork to vaulted ceiling,

KITCHEN

6' 9" x 5' 11" (2.06m x 1.82m)

Double glazed window, stainless steel sink unit, fitted shelving, exposed beams.

BEDROOM

12' 11" x 8' 2" (3.95m x 2.50m)

Double glazed window, electric storage heater, exposed beams, loft access.

WET ROOM

11' 0" max x 4' 10" max (3.36m x 1.49m)

Double glazed window, electric storage heater, W.C., wash hand basin with tiled splashback, fully tiled shower space with electric shower fitment, wall light with shaver point, built in airing cupboard housing hot water cylinder, tiled flooring.

OUTSIDE

Situated on a substantial plot of approximately one acre, the grounds are accessed via a double gated driveway providing ample parking and turning space for several vehicles. The flexible outdoor space includes natural gardens, a Dutch Barn, greenhouse, a variety of mature trees and established shrubs and various seating areas to take full advantage of the tranquil surroundings.

SERVICES

Mains electricity, mains water, oil fired heating to Farmhouse, electric heating to Annexe, non mains drainage.

COUNCIL TAX BANDING

Currently band G for Farmhouse and band A for Annexe - as per the Valuation Office website.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

DIRECTIONS

From the Meathop roundabout proceed up the Lindale bypass (A590) and at the top exit to the left following the signs for Cartmel. At the T junction turn left and follow the lane down the hill for approximately 1 mile. At the crossroads turn left following the signs for Cartmel and after approximately 400m you will find Broughton Lodge Farmhouse located on the right turn.

WHAT3WORDS:

guard.cropping.group

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