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INDEPENDENT SALES & LETTING AGENTS



9 New Street

Broughton-In-Furness, LA20 6JD

Offers In The Region Of £350,000



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Located just off New Street in the charming Lakeland village of Broughton-in-Furness, The Old Swill Shop is a beautifully restored character property steeped in history. Originally built in the 1600s as a traditional basket workshop ("Swill Shop"), the building was later converted into a Wesleyan Chapel in the 1800s before being thoughtfully transformed into a residential home in the late 1980s.

This unique home combines period charm with modern living, featuring a bespoke Laura Ashley kitchen installed in 2022, a solid oak porch, and a generous garden perfect for enjoying the surrounding countryside.

Ideally positioned in the heart of this popular village, residents can enjoy excellent local amenities including three welcoming pubs, a café, garage, butcher's, and bakery — all within easy reach.

Just off New Street, a charming stone path leads you to The Old Swill Shop. Step through the gate into a quaint front courtyard, ideal for sitting and relaxing. At the front of the property, you'll also find a sturdy oak porch.

Inside, the lounge features a beamed ceiling, wallpapered walls, and a fitted carpet, complemented by a cozy wood-burning stove. From here, stairs lead up to the first floor.

The bespoke Laura Ashley kitchen, fitted in 2022, offers both style and functionality with base and wall units, contrasting Quartz work surfaces, a double sink, and integrated hob and oven. The kitchen also features a tiled floor, a classic splashback, and ceiling beams. Adjoining the kitchen, the dining room has Local Cumbrian slate flooring, ceiling beams, creating a seamless and inviting space for entertaining.

Upstairs, there are three bedrooms and a newly fitted bathroom. The bathroom boasts a modern four-piece suite in white, including a WC, wash basin, bath, and shower cubicle.

At the rear of the property, a delightful patio area provides the perfect setting for outdoor seating and barbecues. Beyond, a spacious garden is mainly laid to lawn, interspersed with pathways, mature shrubs, mature fruit and nut trees, and also includes a greenhouse and storage sheds.

Entrance Hall

2'8" x 10'2" (0.835 x 3.107)

Living Room

14'8" x 12'6" (4.486 x 3.824)

Dining Room

16'0" x 8'8" (4.897 x 2.648)

Kitchen

8'3" x 14'10" (2.525 x 4.545)

Landing

3'3" x 11'10" (0.999 x 3.607)

Bedroom One

8'8" x 14'3" (2.663 x 4.366)

Bedroom Two

9'0" x 11'9" (2.763 x 3.584)

Bedroom Three

11'7" x 9'9" (3.543 x 2.987)

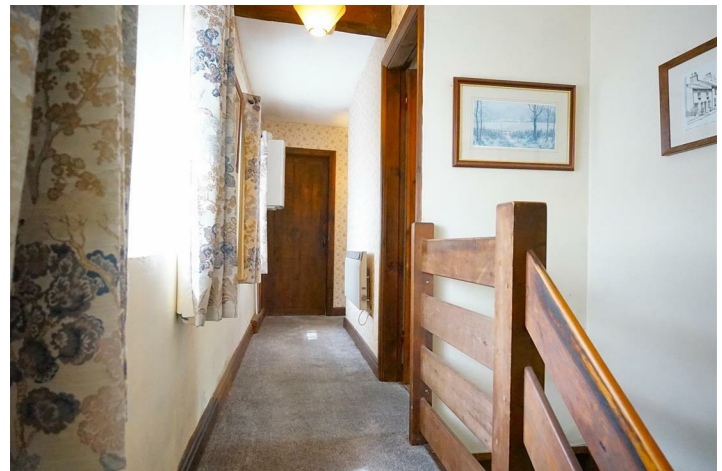
First Floor Bathroom

8'9" x 5'6" (2.681 x 1.687)



- Restored character property
 - Large garden
 - NEW Laura Ashley kitchen
 - EPC tbc

- Quiet location
- Three bedrooms
- Popular village
- Council tax band D



Road Map



Terrain Map



Floor Plan

We are local, family run business who are wholly independent which means we can recommend services to most suit your needs. Our aim is to provide quality advice and expertise at all times, so you can make an informed decision whether buying or selling.

Estate agents are required by law to check a buyers /sellers identity to prevent Money Laundering and fraud. You do have to produce documents to prove your identity or address and information on your source of funds. Checking this information is a legal requirement to help safeguard your transaction, and failing to provide ID could cause delays. Corrie and Co, outsource these checks to speed up the process. The company does charge for such checks, please ask for more information and guidance on associated costs.

To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services. Ask for further information.

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	