



Saddlers Cottage Griffin Street

Broughton-In-Furness, LA20 6HH

Offers In The Region Of £295,000



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Introducing the charming 'Saddlers Cottage,' nestled in the heart of Broughton-in-Furness village within the stunning Lake District National Park. This characterful property offers two bedrooms with an additional attic space, two reception rooms, a bespoke open-plan kitchen, a pantry/utility room, and a cellar. The private, enclosed rear courtyard provides a peaceful outdoor retreat. The cottage retains many of its original features, from exposed beams to period detailing, adding warmth and character throughout. Call 01229 355333 to arrange a viewing.

As you approach, you'll be greeted by an impressive 17th-century cottage, painted in white, featuring double-glazed windows and a charming wooden door.

Upon entering, you step into the inviting living room, where the central feature is an exposed slate pillar, framed by an original wooden beam, showcasing a striking cottage-style display for the cast iron tiger gas stove with a slate hearth. The room is tastefully decorated in white walls, with an exposed beam accenting the ceiling.

Adjacent to the living room is the spacious kitchen/diner, the bespoke kitchen includes integrated appliances such as a fridge/freezer, oven, and hob. The design features a range of white shaker-style wall and base units, a stainless steel sink, wooden flooring, and exposed ceiling beams against white-painted walls. A hidden door in the kitchen floor provides access to a cellar room.

From the kitchen, a hallway leads to an exterior door and a utility space that includes a downstairs WC and ample room for a washing machine.

Returning to the living room, stairs take you to the first floor, where you'll find two generously sized double bedrooms, both fitted with soft grey carpets and white-painted walls. The family bathroom is also located on this floor, fitted with a modern three-piece suite in white, including a WC, washbasin, and a bath with an overhead shower and tiled splashback.

From the second bedroom, a staircase leads to the attic room, which features exposed beams, two Velux windows and could be used as a hobby room or for extra storage.

At the back of the property is a delightful courtyard, perfect for outdoor seating with space for a table and chairs. Additionally, there is a passageway with a flying freehold at the rear of the property.

Lounge

13'5" x 10'6" (4.1 x 3.22)

Dining Room

12'2" x 13'4" (3.72 x 4.08)

Kitchen

6'10" x 10'2" (2.10 x 3.10)

Utility Room

17'0" x 4'0" (5.20 x 1.22)

Cellar

13'6" x 5'0" (4.13 x 1.53)

Bedroom One

12'11" x 10'6" (3.95 x 3.21)

Bedroom Two

10'10" x 11'9" (3.31 x 3.60)

Bathroom

7'3" x 8'3" (2.21 x 2.53)

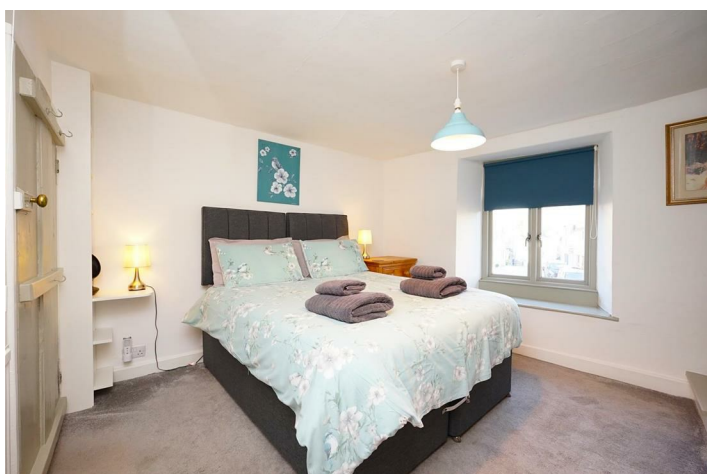
Attic Space

21'8" x 9'2" (6.62 x 2.81)



- Character cottage
- Rear courtyard
- Attic & Cellar
- Village location

- Original features
- Two double bedrooms
- EPC D
- Gas central heating throughout



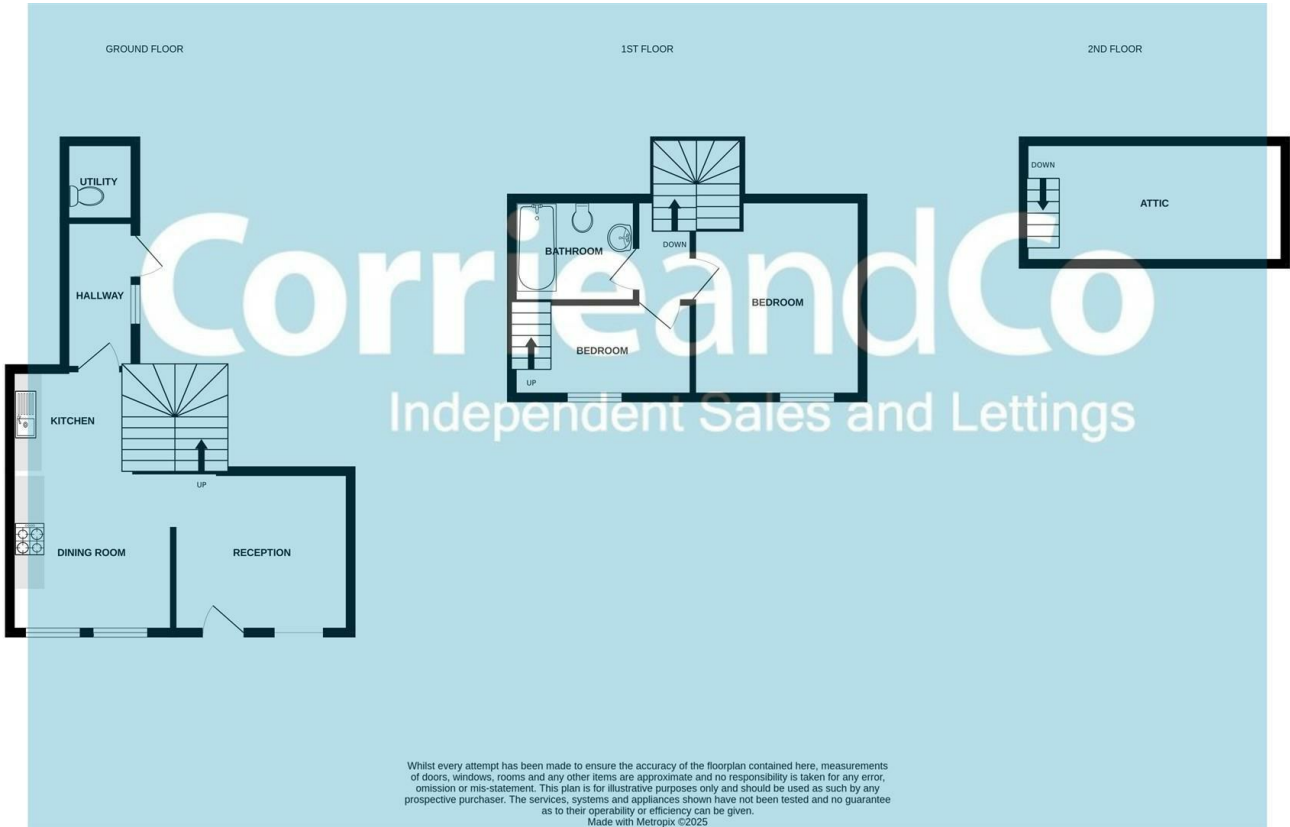
Road Map



Terrain Map



Floor Plan



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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.

