



## 9 New Street

Broughton-In-Furness, LA20 6JD

Offers In The Region Of £320,000



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# 9 New Street

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## Offers In The Region Of £320,000



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)

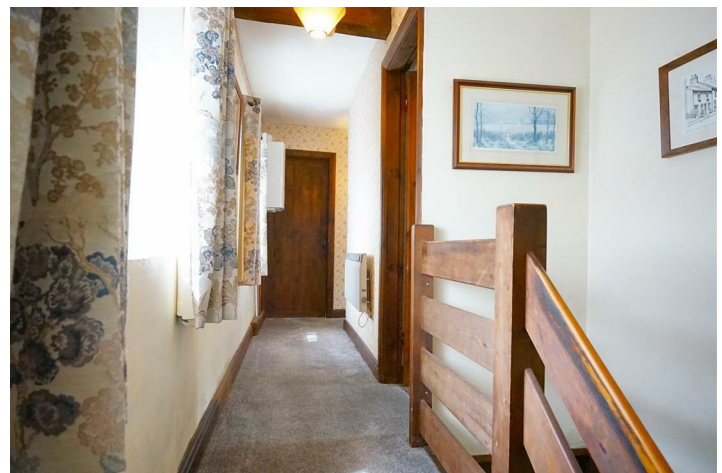
### First Floor Bathroom

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



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

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



## Road Map



## Terrain Map



## Floor Plan

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